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MR  HOMES
SALES & LETTINGS



Elm Grove
Barry
CF63 1NB

Offers in Excess of £220,000
Freehold

Elm Grove
Barry, CF63 1NB

Overview

- OFFERED WITH NO CHAIN
- WELL, PRESENTED
- THREE BEDROOMS
- LARGE SOUTH GARDEN
- LARGE OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- RESIDENTS WISHING TO STAY
- CLOSE TO TRANSPORT LINKS
- UPVC & GCH VIA COMBI
- VIEWING BY APPOINTMENT ONLY



**** OFFERED FOR SALE AS AN
ESTABLISHED CARE BUSINESS---NO CHAIN

The property has three residents currently being cared for within the premises, each Resident pays £90.00 per week Rent.

The property briefly comprises of Three Bedrooms, a Large Living Room With bi fold doors to the garden, An open plan Kitchen/Diner.

There is a specialist fitted Bathroom, a Utility Room with Fittings for Washing Machine and Sink.

The Rear Garden is a large south facing Grassed fully enclosed space with side access.

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COUNCIL TAX – C

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FREE MORTGAGE ADVICE AVAILABLE UPON
REQUEST.....



Front Entrance

Entrance to the Bungalow is paved and flat with side access to the garden.

Entrance Hallway

Smooth Walls and Ceilings. All rooms leading off the main hallway.

Bedroom One

11' 9" x 11' 9" (3.580m x 3.576m)

Feature wall papered. Smooth walls on remaining. radiator. Carpet. Upvc overlooking the Front.

Bedroom Two

11' 9" x 11' 9" (3.594m x 3.584m)

Featured wall papered, remaining are Smooth. Smooth Ceiling. Laminate flooring. Radiator.

Bedroom Three

11' 6" x 12' 11" (3.496m x 3.941m)

Featured Wall papered, remaining Smooth. Smooth Ceiling. Carpet.

Radiator. Upvc overlooking the rear.

Bathroom

Wet room flooring. Bath. W.C. Smooth ceilings. Tiled floor to ceiling. Sky light.

Living Room

Access from hallway. Smooth ceilings and walls. Bi fold door overlooking and giving access to garden. Laminate smooth ceilings and walls. Side door also giving access to garden and leading to Kitchen/ diner.

Kitchen

12' 7" x 10' 0" (3.847m x 3.052m)

Smooth Ceilings. Laminate Flooring. Electric hob and Electric oven. Space for fridge/ freezer Sink. Dishwasher. Wall and base units. Tiled splashback.

Dining Room

Access from hall and leading through from the kitchen. Continuation of Laminate. radiator. Smooth ceilings and walls. Upvc to front.

Utility room

Smooth ceilings and walls, W.c. plumbing for washing machine. Tiled Flooring. Radiator. Upvc to Rear.

Rear Garden

A large fully enclosed Garden with side access. The Garden has access from the Living Room. Laid to lawn. Sheds to remain.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CARDIFF WEST

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253 Cowbridge Road West,
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FAIRWATER

173 Pwllmelyn Road,
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GRANGETOWN

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