FOR SALE

Guide Price £239,950 to £249,950 Freehold



Vere Street, Barry. CF63 2HU

- GUIDE PRICE £239,950 to £249,950
- * NO CHAIN * 5.5% APPROX. ANNUAL RENTAL YIELD *
- 3x STOREY - EXTENDED END-OF-TERRACE & GARAGE
- 4x BEDROOMS & 3x RECEPTION ROOMS
- EXTENDED KITCHEN
- FAMILY BATH & SHOWER ROOM
- LARGE & ENCLOSED REAR GARDEN
- CENTRAL LOCATION
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD

mr homes

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PROPERTY DESCRIPTION

*** NO CHAIN *** 3x STOREY & EXTENDED 4-BED END-OF-TERRACE LARGE FAMILY HOME WITH FEATURE HIGH CEILINGS - 4x DOUBLE BEDROOMS - 3x SEPARATE RECEPTION ROOMS - SPACIOUS KITCHEN - PANTRY - SPACIOUS FAMILY BATH & SHOWER ROOM - GARAGE - LARGE & ENCLOSED REAR GARDEN - TENURE: FREEHOLD. MR HOMES Offer FOR SALE this Extended 4-Bedroom End-Of-Terrace Family Home Set Over 3 Floors

The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler. EPC Rating = Awaiting assessment...Council Tax Band = B. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. *** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK





SUMMARY

Ground Floor; Entrance Hallway, Living Room, Sitting Room, Extended Dining Room, Extended Kitchen, Pantry & Garage. First Floor; 1st Floor Split-Level Landing, Bedroom 1(Double), Bedroom 2(Double), Family Bath & Shower Room. Second Floor; 2nd Floor Landing, Bedroom 3(Double), Bedroom 4(Double). To the Side of the Property is a Large Garage which is Unique to the Properties on this Street. To the Rear is a Large & Enclosed Rear Garden which is Low-Maintenance.

Entrance Hallway

13' 0" x 3' 10" (3.96m x 1.17m)

Living Room - Reception Room 1

13' 3" x 10' 6" (4.04m x 3.20m)

Sitting Room - Reception Room 2

10' 7" x 8' 11" (3.23m x 2.72m)

EXTENDED - Dining Room - Reception Room 3

18' 4" x 9' 7" (5.59m x 2.92m)

EXTENDED - Kitchen

13' 9" x 9' 0" (4.19m x 2.74m)

1st Floor Landing - Split-Level

11' 1" x 5' 6" max (3.38m x 1.68m max)

Family Bath & Shower Room

9' 1" x 8' 5" (2.77m x 2.57m)

Bedroom 1

14' 10" x 12' 3" (4.52m x 3.73m)

Bedroom 2

13' 0" x 8' 11" (3.96m x 2.72m)

2nd Floor Landing

5' 6" x 4' 0" (1.68m x 1.22m)

Bedroom 3

13' 9" x 13' 0" (4.19m x 3.96m)

Bedroom 4

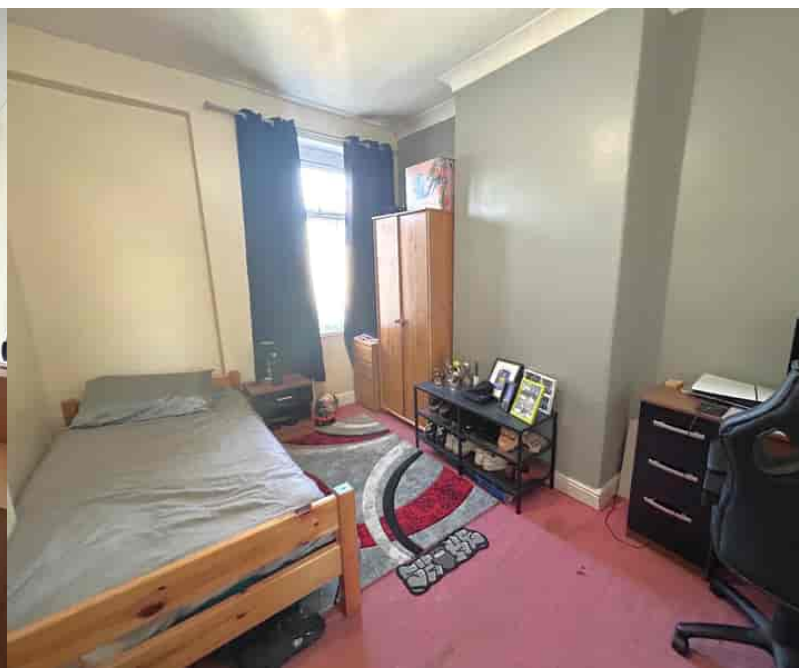
12' 2" x 7' 11" (3.71m x 2.41m)

Garage

19' 4" x 8' 10" (5.89m x 2.69m)

Large Rear Garden - Enclosed & Low-Maintenance





MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

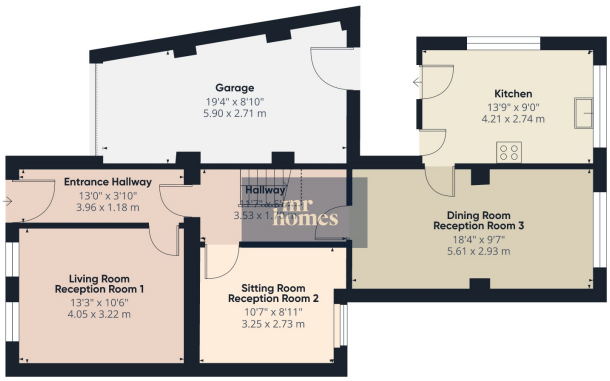
EPC Rating: E (52)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal
4G great data and voice

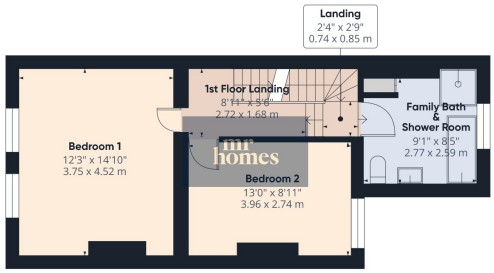




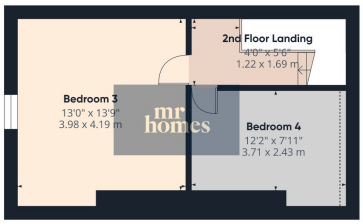
FLOORPLAN & EPC



Ground Floor



1st Floor



2nd Floor

Approximate total area(1)

1575 ft²

146.4 m²

Reduced headroom

14 ft²

1.3 m²

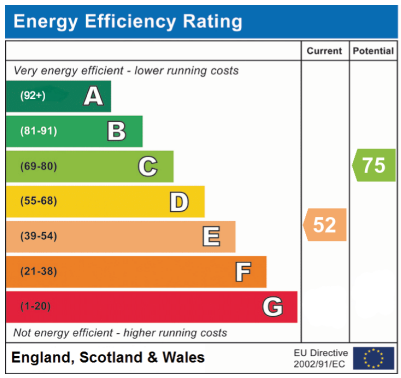
(1) Excluding balconies and terraces

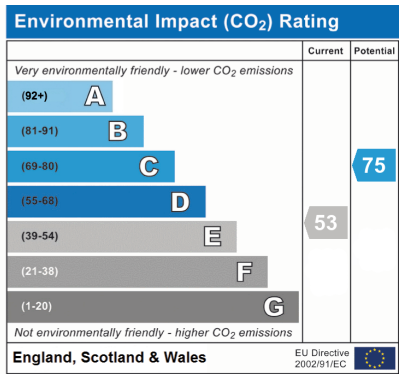
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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