



## Rhondda House Main Street, Barry

£310,000 Freehold

MGY are delighted to welcome this three bedroom detached, extended cottage to the market. Set back from the road on a private gated plot, this cherished family home offers ample off-road parking and a wonderful sense of space and seclusion. Having been loved for many years, it is now ready to welcome a new chapter. The property features spacious and versatile living areas, along with a self-contained annex that provides excellent potential for multi generation living. The property further benefits from a spacious front garden featuring mature shrubs and paving. Viewing highly advised to appreciate. Offered With No Chain. EPC: E

Council Tax band: E

Tenure: Freehold

## DESCRIPTION

MGY are delighted to welcome this three bedroom detached, extended cottage to the market. Set back from the road on a private gated plot, this cherished family home offers ample off-road parking and a wonderful sense of space and seclusion. Having been loved for many years, it is now ready to welcome a new chapter. The property features spacious and versatile living areas, along with a self-contained annex that provides excellent potential for multi generation living. The property further benefits from a spacious front garden featuring mature shrubs and paving. Viewing highly advised to appreciate. Offered With No Chain. EPC: E

## ENTRANCE

Enter through PVC door to Kitchen

## KITCHEN

Kitchen to comprise of a range of base and wall units with work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance and space for freestanding oven and fridge freezer. Double glazed window to front. Radiator. Door to Hallway, Door to Dining Room.

## HALLWAY

Carpeted Flooring, Doors leading to all rooms.

## BATHROOM

To comprise Bath, W.C, Wash hand basin with taps over, Walk in shower. Double glazed window to front. Laminated flooring. Radiator.

## UTILITY ROOM

Dimensions: 13' 1" x 8' 6" (3.99m x 2.59m). To comprise of base units incorporating stainless steel sink with taps over. Recently fitted boiler. Double glazed window to side.

## LIVING ROOM

Dimensions: 17' 2" x 11' 1" (5.23m x 3.38m). Double glazed sliding door to side providing access into the garden. Laminate flooring. Electric Fireplace. Radiator.

## DINING ROOM

Dimensions: 13' 1" x 9' 9" (3.99m x 2.97m). Accessed via Kitchen. Double glazed window to front. Carpeted Flooring. Radiator. Door to Inner Hallway.

## RECEPTION ROOM

Dimensions: 13' 1" x 15' 0" (3.99m x 4.57m). Double glazed window to front. Carpeted floor. Radiator. Door to Sitting Room.

## SITTING ROOM

Dimensions: 13' 1" x 10' 1" (3.99m x 3.07m). PVC door to front. Double glazed window to front and rear. Carpeted flooring. Door providing access to:

## W.C

W.C with cistern, vanity unit incorporating sink with mixer tap over.

## FIRST FLOOR LANDING

Carpeted stairs rising to the first floor. Velux window above. Doors to all rooms.

## BEDROOM ONE

Dimensions: 13' 1" x 15' (3.99m x 4.57m). Two double glazed windows to front. Fitted carpet. Radiator.

## BEDROOM THREE

Dimensions: 9' 7" x 9' 8" (2.92m x 2.95m). Double glazed window to front. Fitted carpet. Radiator.

## BEDROOM TWO

Dimensions: 13' 1" x 11' 1" (3.99m x 3.38m). Two Double glazed windows to front. Fitted carpet. Radiator.

## OUTSIDE

Secured gated access to driveway providing ample off road parking. Enclosed garden

## DESCRIPTION

MGY are delighted to welcome this three bedroom detached, extended cottage to the market. Set back from the road on a private gated plot, this cherished family home offers ample off-road parking and a wonderful sense of space and seclusion. Having been loved for many years, it is now ready to welcome a new chapter. The property features spacious and versatile living areas, along with a self-contained annex that provides excellent potential for multi generation living. The property further benefits from a spacious front garden featuring mature shrubs and paving. Viewing highly advised to appreciate. Offered With No Chain. EPC: E

## RECEPTION ROOM

Dimensions: 13' 1" x 15' 0" (3.99m x 4.57m). Double glazed window to front. Carpeted floor. Radiator. Door to Sitting Room.

## SITTING ROOM

Dimensions: 13' 1" x 10' 1" (3.99m x 3.07m). PVC door to front. Double glazed window to front and rear. Carpeted flooring. Door providing access to:

## W.C

W.C with cistern, vanity unit incorporating sink with mixer tap over.

## FIRST FLOOR LANDING



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

TOTAL FLOOR AREA : 1476 sq.ft. (137.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor area, the measurements of the floor area shown on this plan are for information only and should not be used for any purpose other than that for which they are intended. The actual floor area may vary from the floor area shown on this plan. The actual floor area may vary from the floor area shown on this plan. The actual floor area may vary from the floor area shown on this plan. The actual floor area may vary from the floor area shown on this plan.

You can include any text here. The text can be modified upon generating your brochure.