



## CLEVEDALE ROAD LOT 1, "BERLYN", BLACK ROCK, BARBADOS

 Saint Michael, Barbados

Embrace the quintessential Barbadian lifestyle with this delightful property, featuring "Berlyn," a comfortably practical main residence, and an adjacent Chattel House brimming with income-generating potential. Both homes capture the essence of traditional Barbadian wall house design, offering simplicity, functionality, and ease of living.

Step into "Berlyn," where 820 sq. ft. of inviting living space awaits, complemented by a convenient 50 sq. ft. laundry area. Three thoughtfully designed bedrooms, ranging from cozy 70 to 90 sq. ft., maximize space and offer comfortable retreats.

Enjoy a recently updated kitchen, boasting sleek ceramic countertops and charming wooden cupboards, perfect for culinary adventures.

A well-appointed bathroom with modern tiling, a refreshing shower enclosure, and a stylish pedestal sink.

16" x 16" ceramic tiles grace the floors, ensuring easy upkeep and a bright, airy feel.

Breezy & Secure: A blend of glass strip louvers, crystal windows, and casement windows, all secured with grills, allows for ample ventilation and peace of mind.

Enjoy the convenience of existing natural gas connections. This property offers a fantastic opportunity to add your personal touch and enhance its value.

Your Income-Generating Gem, adjacent to "Berlyn," discover a charming 450 sq. ft. Chattel House, a hidden gem with incredible income potential.

Featuring two bedrooms and one bathroom, this compact home is ideal for a small family, couple, or as a lucrative rental unit.

Solid Foundation, Solid Investment: Built on a robust concrete foundation, this home promises stability and simplifies future upgrades.

Currently generating BD\$800.00 per month, this property offers immediate income.

The compact size translates to lower utility costs, attracting budget-conscious tenants.

Unlock Its Potential: With a little TLC, this Chattel House can shine, increasing its value and rental appeal.

This property offers a unique blend of comfortable living and smart investment. "Berlyn" provides a charming residence, while the Chattel House offers a steady stream of income. Imagine the possibilities! This is an opportunity to own a piece of Barbadian charm with immediate and long-term financial benefits.

DL/LGM

More Information

Sale Price:	\$175,000 US
Property Reference:	2117
External Link:	



Property Type:	House
Bedrooms:	3
Bathrooms:	1
Land Area:	4,929sq. ft
Listed:	10 Apr 2025

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