

KNIGHTS



Residential & Commercial Sales and Letting Agents



Heol Pilipala

Rhoose, Barry, CF62 3LP

£350,000

This beautifully presented modern four-bedroom home is now for sale with KNIGHTS. Situated on the popular Rhoose Point development. Enjoy the stunning sea views on your daily commute and the spacious living spaces that this property provides. Close to local schools, shops and public transport. Links to Cardiff and surrounding towns.

Property briefly comprising of: Entrance hallway, Living room, Open Kitchen/Diner, Sun room, Utility room, Downstairs W/C and garage to the first floor. Four bedrooms, one with en-suite and family bathroom to the first floor. Off road parking for multiple vehicles. Enclosed sunny rear garden.

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Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



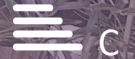
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ENTRANCE

Via composite door with obscure glass panels leading into;

HALLWAY

Smoke detector. Staircase rising to first floor landing with fitted carpet. Radiator. Wood effect flooring. Doors off to Living room and W/C.

LIVING ROOM

13'9" x 11'2"
UPVC double glazed window to the front elevation. Feature fireplace with tiled hearth. Radiator. Continuation of the wood effect flooring. Door into;

OPEN KITCHEN/DINER

23'3" x 8'0"
Two UPVC double glazed windows to the rear elevation overlooking the garden. Range of modern wall and base units with wood effect work surfaces over. Stainer steel one and a half bowl sink with mixer tap over. Built in eye-level oven and microwave. Five ring induction hob with extractor fan above. Integrated Fridge/Freezer and dishwasher. Tiling to splashback areas. Ample room for living/dining furniture. Radiator. Tiling to floor. Archway into Utility room and open to;

SUN ROOM

9'11" x 8'5"
UPVC double glazed windows to the rear and side elevations with patio doors to the side giving access to the rear garden. Spotlights to ceiling. Radiator. Continuation of the tiling to floor.

UTILITY ROOM

12'3" x 10'9"
Door to the side elevation giving side access to the property. Range of base units with work surfaces coordinating the kitchen. Ample space and plumbing for undercounter white goods. Wall unit concealing the wall mounted combination boiler. Tiling to splash back areas. Large understairs storage cupboard. Modern style radiator. Continuation of the tiling to the floor.

W/C

6'5" x 3'0"
UPVC double glazed obscure window to the front elevation. Low level W/C. Vanity unit housing the wash hand basin with mixer tap over. Tiling to splash back areas. Radiator. Continuation of the wood effect flooring.

FIRST FLOOR LANDING

Access to loft space. Smoke detector. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

11'5" x 10'7"
UPVC double glazed window to the front elevation. Feature panelling to one wall. Radiator. Fitted carpet. Door into;

EN-SUITE

7'9" x 4'2"
Extractor fan. Tiling to dado height and to splash back areas. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with twin taps over and shower cubicle with wall mounted mixer shower. Shaving points. Radiator. Tile effect flooring.

BEDROOM TWO

11'9" x 8'6"
UPVC double glazed window to the front elevation. Built in wardrobe and further storage cupboard. Radiator. Fitted carpet.

BEDROOM THREE

10'0" x 7'3"
UPVC double glazed window to the rear elevation. Built in storage cupboard. Radiator. Fitted carpet.

BEDROOM FOUR

10'1" x 7'9"
UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

BATHROOM

7'7" x 7'1"
UPVC double glazed obscure window to the rear elevation. Extractor fan. Tiling to dado height. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and large bath with mixer tap over. Heated towel rail. Tile effect flooring.

REAR GARDEN

Sunny rear garden enclosed with timber fencing. Mainly laid to lawn with patio and decking area. Outside water tap and power points. Timber gate to the side elevation giving access onto the driveway.

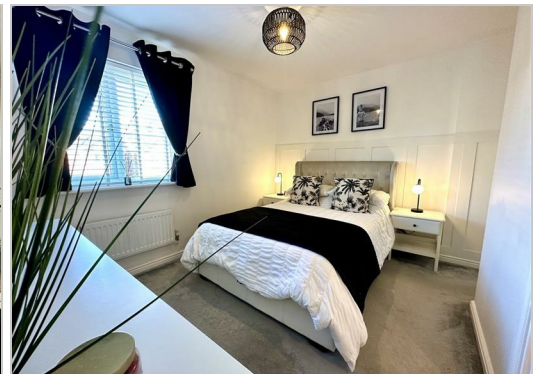
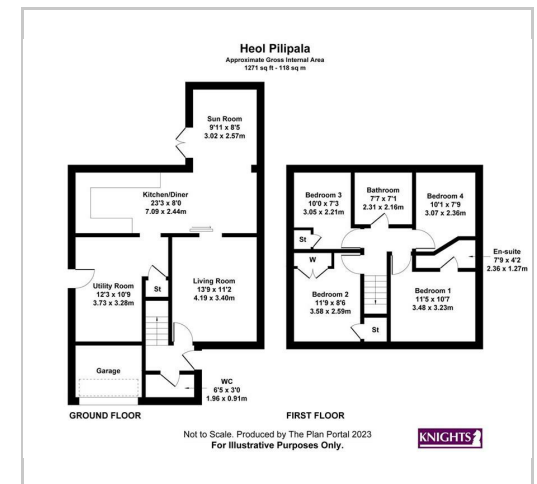
GARAGE

Access via up and over door. Benefitting from Power and lighting.

Area Map



Floor Plan



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