



RHOOSE ROAD

BARRY

# RHOOSE ROAD

RHOOSE, CF62 3EP

£345,000 -

FREEHOLD



3 Bed



1 Bath



959.00 sq ft

Welcome to this charming property located on Rhoose Road in the sought-after area of Rhoose, Barry. This delightful house boasts three bedrooms, making it an ideal home for a growing family or those who enjoy having extra space.

As you step inside, you will be greeted by a modern and immaculately presented interior that is sure to impress even. The converted garage adds versatility to the property, providing additional living space that can be utilised in various ways to suit your needs.

One of the standout features of this property is the off-road parking, ensuring convenience and peace of mind for you and your guests. The potential to extend, subject to obtaining the necessary planning permissions, offers an exciting opportunity to further enhance this already wonderful home to create your dream living space.

Don't miss out on the chance to make this house your own and enjoy the benefits of living in such a desirable location. Contact us today to arrange a viewing and take the first step towards owning this fantastic property on Rhoose Road.

## ENTRANCE

Via UPVC door with obscure glass panel leading into;

## PORCH

6'07" x 4'02"

UPVC double glazed window to the side elevation. Tiling to floor. Door into;

## HALLWAY

13'08" x 6'0"

UPVC double glazed window to the side elevation. Staircase rising to first floor landing with fitted carpet. Radiator. Continuation of tiling to floor. Doors off to all rooms.

## LIVING ROOM

13'02" x 11'07"

UPVC double glazed corner window to the front elevation. Feature wood paneling. Radiator. Wood effect flooring.

## DINING ROOM

10'11" x 10'06"

UPVC double glazed window to the rear elevation. Coving to ceiling. Feature wood paneling. Radiator. Tiling to floor. Open to;

## KITCHEN

16'05" x 8'05" (6'09")

UPVC double glazed windows to the side and rear elevation. Spotlights to ceiling. Modern range of wall and base units with work surfaces over. Built in oven with four-ring electric hob and extractor fan above. Stainless steel one and a half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Ample space and plumbing for under counter white goods. Wall mounted boiler. Radiator. Tiling to floor. UPVC door with obscure glass panel to the side elevation giving access to the rear garden.

## W/C

4'03" x 2'06"

UPVC double glazed obscure window to the side elevation. Low level W/C. Continuation of the tiling to floor.

## FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Access to loft space. Fitted carpet. Doors off to all rooms

## BEDROOM ONE

13'02" x 11'06" (10'4")

UPVC double glazed corner window to the front elevation. Radiator. Fitted carpet.

## BEDROOM TWO

11'06" x 11'0"

UPVC double glazed window to the rear elevation. Large built in storage cupboard. Radiator. Fitted carpet.

## BEDROOM THREE

7'02" x 6'03"

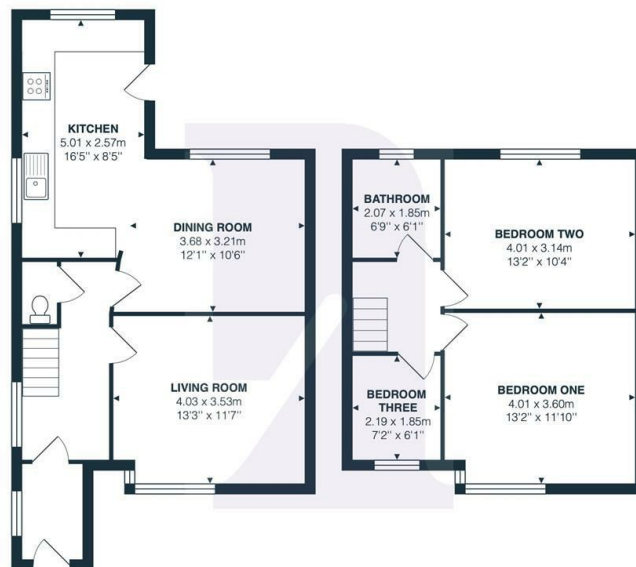
UPVC double glazed window to the front elevation. Radiator. Fitted carpet.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Corbiere, Rhoose Road, Rhoose, CF62 3EP**

Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS