



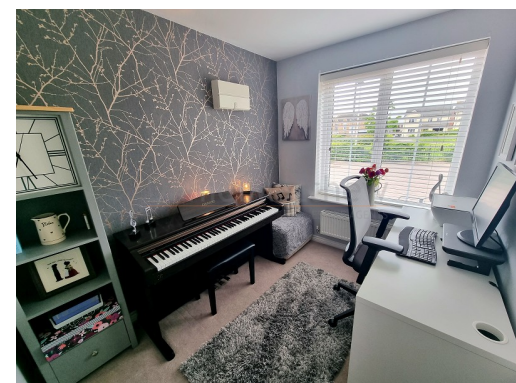
Heol Y Sianel, Rhoose, Barry, The Vale Of Glamorgan. CF62 3ND

£435,000



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DanielMatthew
ESTATE AGENTS



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Daniel Matthew Estate Agents are delighted to offer to the market this beautiful family home situated in the popular Rhoose Point location with stunning sea views and ample parking. This spacious four bedroom detached property is only a few minutes walk to the train station, and within walking distance to the outstanding coastal routes. The property comprises entrance hallway, two reception rooms, cloakroom/utility and large open plan kitchen/dining room.

Hallway

Enter via a composite door, plain ceiling, plain walls, grey tiled flooring, stairs leading to first floor, ample bespoke understair storage cupboards and drawers, radiator, doors leading to:-

Lounge (15' 04" x 12' 07") or (4.67m x 3.84m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, grey laminate flooring, electric fire to remain, radiator.

Cloakroom/w.c (6' 08" x 5' 03") or (2.03m x 1.60m)

Plain ceiling, plain walls, grey tiled splashback, base units with complimentary work surfaces, inset sink with mixer taps, low level WC, plumbing for washing machine, radiator.

Reception Room Two (8' 07" x 6' 09") or (2.62m x 2.06m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, one papered feature wall, fitted carpet, wall mounted consumer unit, radiator. A great room to be used as a office/playroom.

Kitchen / Dining Room (26' 03" x 10' 05") or (8.00m x 3.18m)

UPVC double glazed window to rear aspect, UPVC double glazed patio doors with side glass panels leading to enclosed rear garden, plain ceiling, plain walls, grey tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, double electric oven, induction hob, extractor fan, wall mounted boiler, integrated dishwasher, space for American fridge/ freezer, two radiators.

Landing

Plain ceiling, plain walls, fitted carpet, radiator, loft access with insulation, storage cupboard housing water tank, doors leading to:-

Bedroom One (12' 07" x 10' 04") or (3.84m x 3.15m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, one papered feature wall, built in double wardrobes, radiator, door leading to en-suite.

En Suite (6' 05" x 5' 06") or (1.96m x 1.68m)

UPVC double glazed obscured window to front aspect, plain ceiling with extractor fan, tiled walls, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin, shower cubicle with sliding doors and over head mains shower, radiator.

Bedroom Two (13' 09" x 10' 02") or (4.19m x 3.10m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, one papered feature wall, fitted carpet, built in double wardrobe, radiator.

Bedroom Three (12' 09" x 9' 0") or (3.89m x 2.74m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, one papered feature wall, fitted carpet, radiator.

Bedroom Four (11' 02" x 10' 03") or (3.40m x 3.12m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, built in single wardrobe, radiator.

Bathroom (6' 04" x 5' 05") or (1.93m x 1.65m)

UPVC double glazed obscured window to rear aspect, plain ceiling with extractor fan, tiled walls, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and over head mains shower, radiator.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage



Garage (12' 10" x 9' 07") or (3.91m x 2.92m)

UPVC double glazed patio doors with glass pane side panels leading into partially converted garage, plain ceiling with loft access with ladders, part boarded and insulation, one featured mirrored wall, laminate flooring, electric fire to remain, power and lighting, to the front garage it is a great size with ample storage, space for tumble dryer and also has power and lighting.

Outside

Front - Tarmac off road parking to front of property, steps leading to front door, driveway for a further two vehicles leading to garage. Electric Charger point to the side of property.

Rear - Patio area, artificial grass, raised decked area, brick and fenced boundaries, side gate access to driveway, patio doors leading into garage.

Tenure

The resale tenure for this property is Freehold

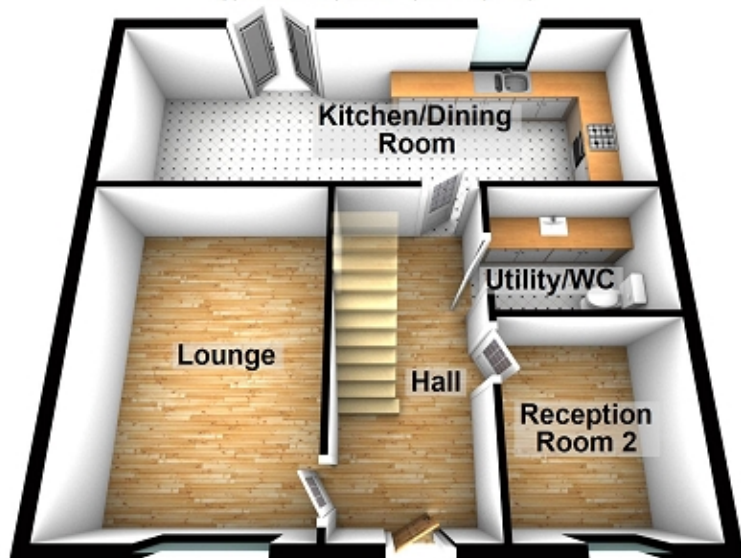
Council Tax

The council tax for this property is band F



Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)




First Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



Total area: approx. 115.0 sq. metres (1238.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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