

38 Rhodfa Felin  
Barry  
The Vale Of Glamorgan  
CF62 6LX

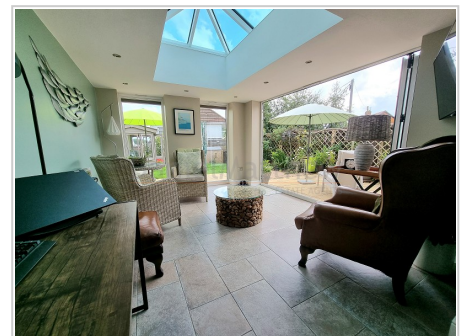
£410,000



- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- ORANGERY
- SUMMER HOUSE
- INTEGRAL GARAGE
- LANDSCAPED GARDEN
- DRIVEWAY
- WELL PRESENTED
- WEST END LOCATION

Ref: PRB10139

Viewing Instructions: Strictly By Appointment Only



## General Description

SHOW HOME PRESENTATION. Daniel Matthew are delighted to bring to the market this superb detached property. Comprising of Porch, lounge, a high grade fitted kitchen with some integrated Neff appliances kitchen/dining room, cloakroom, Orangery and an integral garage to the ground floor. Landing, three double bedrooms with a recently re fitted Ensuite to the master bedroom and a re-fitted high spec family bathroom. Fascias, guttering, garage and front door have all been replaced. An enclosed southerly facing garden with summer house that has recently been landscaped. Situated on the every popular Woodlands rise development off Pontypridd road. In close proximity to the West end of Barry with all local amenities including good school catchments area, shops and public transport. A short distance to Barry Island seaside resort. Viewing's are highly recommended to fully appreciate. Call 01446 502806

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## Accommodation

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### Entrance Porch (4' 03" x 4' 0") or (1.30m x 1.22m)

Enter into porch via a composite door with glazed panel. LVT wood effect flooring. Radiator, window to side with colonial style shutters. Panelled door into garage. Further glazed panel door into :-

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### Lounge (15' 11" x 11' 0") or (4.85m x 3.35m)

Continuation of flooring, Flat plastered walls and ceiling. Feature Fireplace with gas flame log burner, slate tiling and wood effect decorative beam. Radiator. Window to front elevation with Colonial style shutters. Staircase rising to first floor with fitted carpet and spindled balustrade. Double door with glazed panels opening to :-

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### Kitchen / Dining Room (19' 08" x 9' 05") or (5.99m x 2.87m)

The dining area has ceramic tiled flooring, radiator, flat plastered walls and ceiling. Neutral decor. Open planned into Orangey and the kitchen. The kitchen has been replaced with high end kitchen units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in Neff hide and slide fan oven, heated drawer and microwave. Induction hob with splash back and extractor fan over. Integrated dish washer, fridge/freezer and wine fridge. Half glazed door giving side access. Built in under stairs storage cupboard. Door into :-

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### Cloakroom/w.c

Continuation of tiled flooring. Close coupled WC, wall mounted wash hand basin. Space and plumbing for washing machine. Obscure window to side.

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### Orangery (19' 08" x 9' 11") or (5.99m x 3.02m)

Continuation of ceramic tiled flooring and decor. Radiator two floor to ceiling windows over looking the rear. Bi folding doors opening to rear garden. Flat plastered ceiling with recessed lighting. Lantern roof.

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## Landing

Fitted carpet, spindled balustrade. Built in cupboard with shelving. Ceiling with loft access. Window to side elevation. Doors into :-



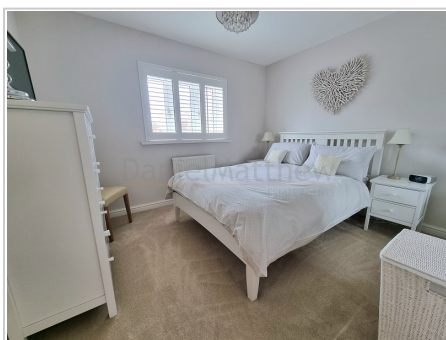
## Bedroom One (12' 07" x 11' 07") or (3.84m x 3.53m)

Fitted carpet, neutral decor. radiator. A range of recently fitted bedroom furniture. Neutral decor Window to rear again with Colonial style shutters. Door into :-



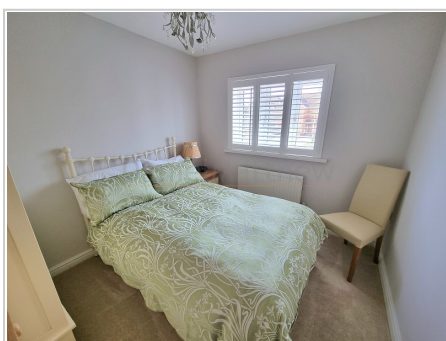
## En Suite (7' 09" x 4' 01") or (2.36m x 1.24m)

Ceramic tiled flooring. The shower suite has been replaced and comprises of close coupled WC, wall mounted wash hand basin inset into a vanity unit. A double shower cubicle with shower running from mains. Fully tiled walls. Obscure window to rear. Heated towel rail.



## Bedroom Two (10' 08" x 8' 08") or (3.25m x 2.64m)

Fitted carpet, neutral decor. Radiator. Built in wardrobes with sliding mirrored doors. Window to front with Colonial style shutters.



## Bedroom Three (9' 08" x 8' 08") or (2.95m x 2.64m)

Another double bedroom with fitted carpet, neutral decor, Radiator and window to front with Colonial style shutters.

## Family Bathroom (7' 09" x 5' 06") or (2.36m x 1.68m)

The bathroom has also been replaced in recent years and comprises of a concealed backed WC, wash hand basin inset into a vanity unit and a panelled bath with shower running from mains and glass shower screen over. Obscure window to side. Heated towel rail. Tiling to splash backs.



## Summer House/Garden Room

Added to the garden in 2022. It has power, lighting and has a wall mounted heater. Wood effect laminate flooring. Double French doors opening to garden and opening windows to both sides.



## Outside

The front of the property has driveway for several cars. shingled frontage with box hedging and gate giving side access to rear garden. The rear garden has been recently landscaped. Mainly laid to lawn, paved patio area an abundance of mature shrubs and planting. steps leading down to tiered lawn areas with railway sleepers. Garden shed to remain. Enclosed by overlapped wooden fencing. Southerly facing. Bike/tool storage to the side. Outside wall mounted lighting, double power socket and outside tap.

## Garage (16' 09" x 8' 02") or (5.11m x 2.49m)

An integral garage that would be ideal for converting if correct planning was to be applied for and granted.. Vinyl flooring, Power lighting and an up and over door.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D65

## Tenure

We are informed that the tenure is Not Specified

Length of lease: .

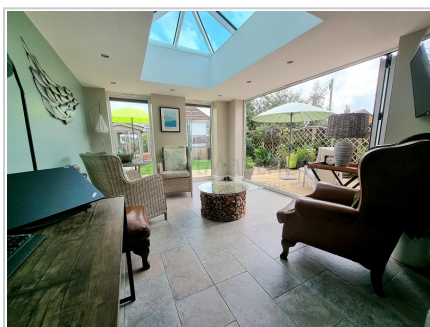
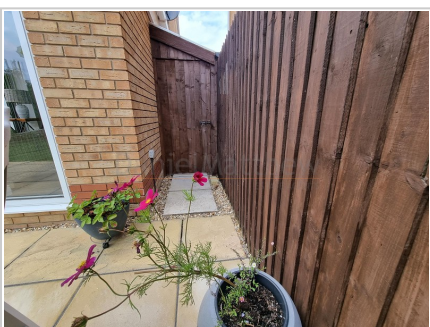
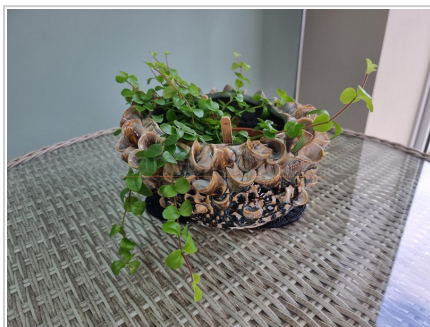
## Ground Rent

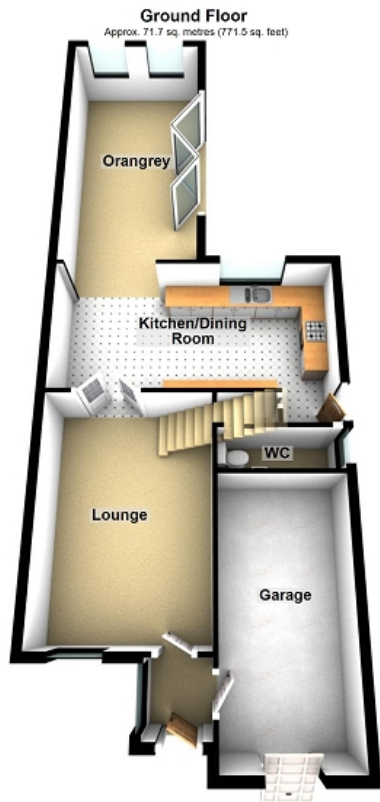
## Service Charge

## Council Tax

Band Not Specified

Deposit: £0.00





Total area: approx. 118.1 sq. metres (1270.9 sq. feet)

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*