

The Overview

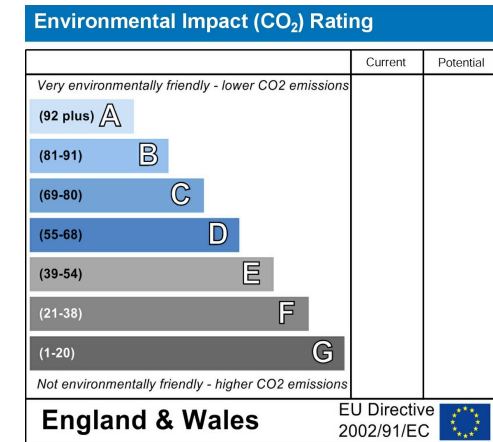
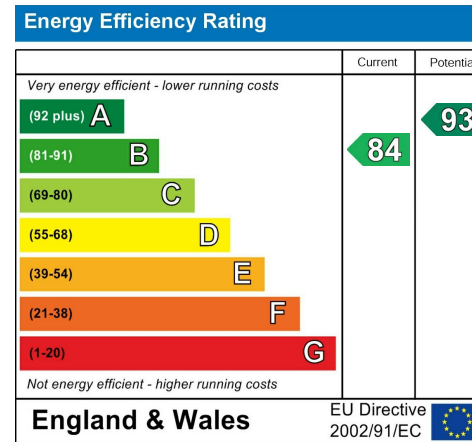
Property Name:
16 Heol Y Sianel
Rhoose
Barry
CF62 3ND

Price:
£425,000

Qualifier:
Asking price



The EPC



The Bullet Points

- Modern Detached Property
- Versatile Study Room
- Stunning Kitchen/Diner
- Low-Maintenance Garden
- Main Bedroom En-Suite
- Spacious Living Room
- Convenient Utility Room
- Patio Doors to Garden
- Converted Garage Space
- Ample Storage Throughout



The Main Text

Welcome to Heol Y Sianel, Rhoose, Barry, CF62 3ND, a luxurious modern four-bedroom detached property that perfectly balances style and functionality. Upon entering, you are greeted by a welcoming hall that sets the tone for the rest of this beautiful home. To the front of the property is a spacious living room, ideal for relaxing and entertaining guests. Adjacent to the living room is a versatile reception room currently used as a study, providing a quiet space for work or reading.

Convenience is essential in this home, as evidenced by the downstairs toilet and utility room, which offers ample space for a washing machine and additional storage. The heart of the house is undoubtedly the stunning kitchen/diner at the rear of the property. This space is designed for everyday living and entertaining, featuring patio doors that open to the garden, seamlessly blending indoor and outdoor living.

The low-maintenance garden is a highlight, featuring a grass area and two separate decking zones. These spaces are perfect for setting up a comfortable seating area or even a jacuzzi, making it an ideal spot for relaxing and socialising.

The partially converted garage adds to the versatility of this home. Currently used as a games room, it can be transformed into another office or study area, depending on your needs. The garage still offers ample storage at the front.

Upstairs, you will find four generous-sized bedrooms, each thoughtfully designed to provide comfort and space. The main bedroom is a true retreat, boasting an en-suite shower room and a built-in wardrobe. Two other bedrooms offer handy storage areas, one with a built-in wardrobe and the other with a cupboard, adding to the home's practicality. A well-placed storage cupboard on the landing ensures plenty of space to organise your home.

Completing the upstairs is a stylish family bathroom, providing all the amenities needed for modern living.

Additional Information

Type of home: Detached House

Tenure: Freehold

EPC: B

Council tax band: F

Borough: Vale of Glamorgan

Local Area

Rhoose, Barry CF62 3ND, is a charming coastal village that blends natural beauty and community spirit. Residents enjoy various local amenities, including quaint shops, cafes, and restaurants, which provide a welcoming atmosphere and a range of culinary delights. The area is known for its stunning coastal walks, with picturesque views of the Bristol Channel, and outdoor enthusiasts will appreciate the abundance of parks and green spaces perfect for leisure and recreation. The nearby Rhoose Point Nature Reserve is a haven for wildlife and a tranquil spot for nature lovers. With its friendly community and scenic surroundings, Rhoose offers a delightful lifestyle.

Schools

The area around Heol Y Sianel boasts a selection of highly regarded educational institutions catering to various age groups. Families will find multiple primary and secondary schools that offer excellent academic programs and a wide range of extracurricular activities. These schools are known for their strong community involvement, supportive environments, and commitment to fostering student development. The schools' dedicated staff and modern facilities ensure students receive a well-rounded education, preparing them for future success. Parents can feel confident that their children's educational needs will be well met in this vibrant community.

Local Transport

Conveniently located near Heol Y Sianel, residents benefit from excellent transport links that make commuting and exploring the surrounding areas hassle-free. The property enjoys easy access to major road networks, providing quick connections to nearby towns and cities. Additionally, the local area is served by reliable bus routes, offering convenient public transportation options for those without private vehicles. For travel further afield, Cardiff International Airport is within easy reach, providing access to domestic and international destinations. Whether commuting to work or embarking on leisurely outings, residents of this property enjoy the convenience and accessibility afforded by the local transport infrastructure.

Key Information

Water:

What is the nature of the property's water supply? Personal use

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? No

Are there any additional costs associated with maintaining the water supply? No

Heating:

What is the nature of the property's heating supply? Personal use

Is the property linked to the main gas line, or does it rely on an LPG heating system? Main gas line
What are the evaluation requirements and potential costs associated with the heating system? None

Electric:

What is the nature of the property's electricity supply? Personal use

Does the property operate independently of the national grid and rely on a generator for power? no

What are the evaluation requirements and potential costs associated with the electricity supply? none

Sewerage:

What is the nature of the property's sewerage supply? Personal use

Does the property use septic tanks or cesspits, and what are the maintenance requirements? No

What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

Broadband:

What is the nature of the property's broadband supply? Personal use

Is a broadband connection available, or will there be additional costs for establishing a connection? Connection available

Parking:

What is the availability of parking for the property? 5 spaces

Are there additional costs associated with parking, such as the need for parking permits? no

Rights and Restrictions:

Are there any rights or restrictions for the property? no

Are there any private rights of way associated with the property? no

Are there any public rights of way affecting the property? no

Is the property listed, and if so, what restrictions apply? no

Are there any other specific restrictions that apply to the property? no

Risks:

Are there any risks associated with the property? no

Has the property experienced flooding in the last five years? no

Are there flood defences in place for the property? no

What is the source of any potential flooding risk? no



RE/MAX
Estate Agents

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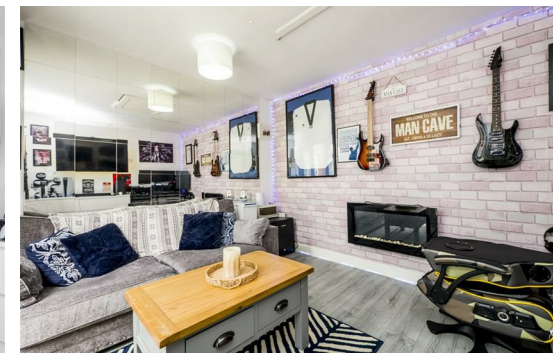
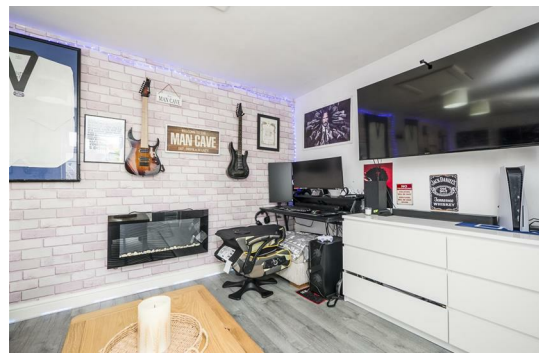
The Photographs

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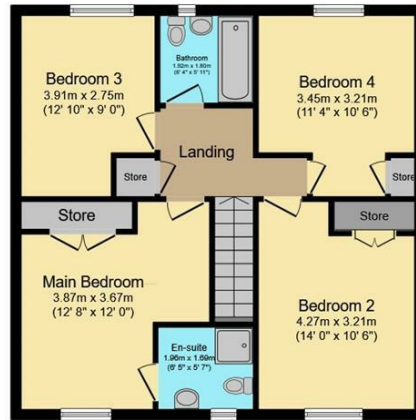
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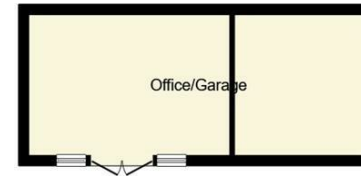
Ground Floor

Floor area 65.4 m² (704 sq.ft.)



First Floor

Floor area 65.3 m² (703 sq.ft.)



Converted Garage

Floor area 20.2 m² (217 sq.ft.)

TOTAL: 150.9 m² (1,624 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

