

# The Overview

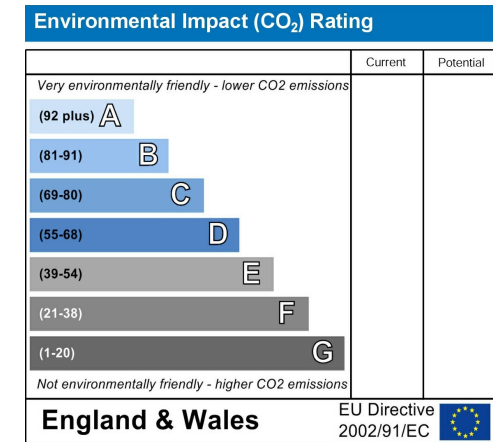
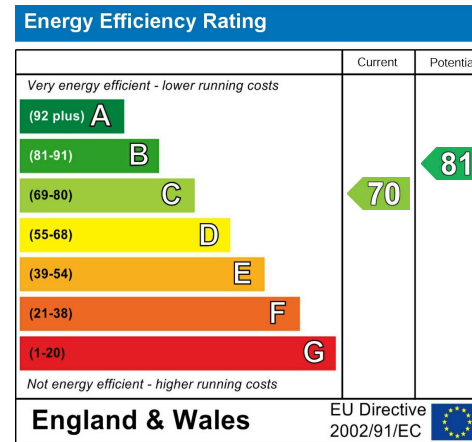
**Property Name:**  
**2 Church Road**  
**Rhoose**  
**Barry**  
**CF62 3EX**

**Price:**  
**£330,000**

**Qualifier:**  
**Asking price**



# The EPC



## The Bullet Points

- Four bedrooms
- Spacious hallway
- Rear patio doors
- Cottage-style kitchen
- En-suite and balcony
- Off-street parking
- Log burner fire
- Bay windows
- Utility area
- Beautiful garden



2 Church Road, Rhoose, Barry, CF62 3EX

# The Main Text

Welcome to Church Road, Rhoose, Barry, CF62 3EX, a charming four-bedroom semi-detached home that blends character and modern comforts. This delightful property boasts off-street parking and offers an array of versatile living spaces, perfect for a growing family or those who love to entertain.

As you enter the property, you are greeted by a spacious hallway with ample storage under the stairs, ensuring a clutter-free entrance. The front reception room, adorned with a bay window and a cosy log burner fire, is currently utilized as a combined dining and sitting room, creating a warm and inviting atmosphere for family gatherings and meals.

The second reception room, located at the rear of the property, features patio doors that open onto the beautiful garden. This room serves as the main living area, providing a bright and airy space to relax and enjoy the outdoors from the comfort of your home.

The kitchen exudes a charming cottage style with wooden cupboards, worktops, and an exposed brick wall. It also includes a convenient breakfast bar and a storage cupboard. The kitchen flows seamlessly into the utility area, which continues the wooden door theme and offers space for a washing machine, dryer, and fridge/freezer. A door from the utility area leads out to the side of the garden, adding to the practicality of the space.

The first floor accommodates three generous bedrooms, each offering unique features. One bedroom includes a bay window and a storage cupboard, while another boasts a walk-in wardrobe. Completing this floor is a well-appointed family bath/shower room, ensuring comfort and convenience for the whole family.

The second floor reveals a spacious room that can serve as a bedroom or an additional reception area. This versatile space includes a storage cupboard, an en-suite with a separate shower and freestanding bath, and a lovely balcony offering stunning views a perfect retreat for relaxation and enjoying the surrounding scenery.

The garden is a true highlight of this property, beautifully maintained with various trees, plants, and flowers. A patio area at the front of the garden is ideal for seating or a hot tub, making it perfect for outdoor entertaining. Additionally, the garden features a greenhouse and an outbuilding, which could be used as a shed or transformed into a home office space. There is also side access to the garden.

This enchanting property at Church Road, Rhoose, Barry, CF62 3EX, offers a beautiful blend of traditional charm and modern living. It is an ideal home for those seeking comfort, space, and a touch of countryside tranquillity.

## Additional Information

Type of home: Semi-Detached

Tenure: Freehold

EPC: C

Council tax band: D

Borough: Vale of Glamorgan

## Local Area

Rhoose, a charming village in the Vale of Glamorgan, offers coastal beauty and rural tranquillity. Rhoose provides stunning sea views and access to picturesque walking trails along the scenic coastline. The village features a variety of local shops, cafes, and restaurants, fostering a strong sense of community and convenience.

Residents enjoy numerous recreational opportunities, including nearby parks and green spaces, perfect for outdoor activities and strolls. The area is also rich in history, with several landmarks and interesting points reflecting its heritage. Rhoose combines the best of village life with the natural beauty of the Welsh coast, making it a desirable place to call home.

## Schools

Rhoose is well-served by reputable schools, providing excellent educational opportunities for children of all ages. The local schools are known for their commitment to academic excellence and supportive learning environments, fostering intellectual and personal growth. With a focus on inclusive education, these schools offer various extracurricular activities, ensuring students can explore their interests and talents beyond the classroom. The dedicated teaching staff and modern facilities contribute to a well-rounded education, preparing students for future success. Parents can feel confident that their children receive a high-quality education in the supportive community of Rhoose.

## Local Transport

Rhoose boasts excellent transport links, making it an ideal location for commuters and travellers. The village benefits from regular bus services, providing convenient connections to nearby towns and cities. The local train station also offers direct routes to Cardiff and other major destinations, ensuring easy access to urban amenities and employment opportunities. The road network is well-developed, with major highways nearby, facilitating smooth travel by car. For those needing to travel further afield, Cardiff International Airport is just a short drive away, offering flights to various domestic and international destinations. The efficient and diverse transport options in Rhoose make it a well-connected and accessible place to live.

## Material information property report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

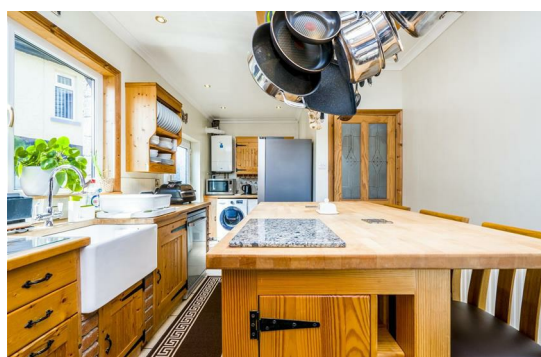
NTSELAT Approved



2 Church Road, Rhoose, Barry, CF62 3EX

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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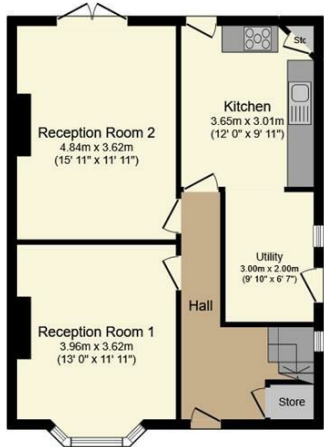
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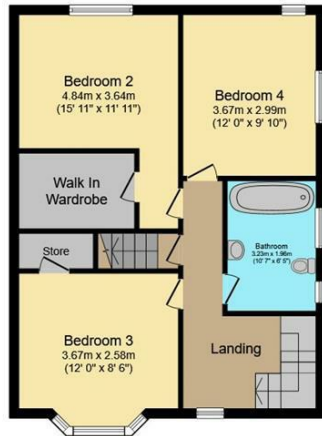
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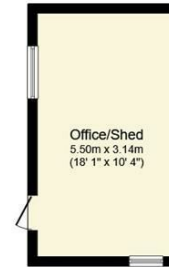
**Ground Floor**  
Floor area 60.5 m<sup>2</sup> (651 sq.ft.)



**First Floor**  
Floor area 60.5 m<sup>2</sup> (651 sq.ft.)



**Second Floor**  
Floor area 35.7 m<sup>2</sup> (384 sq.ft.)



**Outbuilding**  
Floor area 17.3 m<sup>2</sup> (186 sq.ft.)

**TOTAL: 173.9 m<sup>2</sup> (1,871 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](http://www.Propertybox.io)

