



**PICTON ROAD**  
**RHOOSE**  
**CF62 3HU**

ASKING PRICE OF  
**£245,000**



### SEMI-DETACHED HOUSE



**2**



**1**



**1**



**2**

\*\*\* NEW \*\*\* MGY are delighted to offer to the market this show home presented two bedroom modern end of link property situated in the village of Rhoose and within walking distance to the train station and bus stop. The village offers schools and a range of local amenities including a butchers, hair dressers and doctors. There is public transport links including a bus and train services. There are many coastal walks to be enjoyed in close proximity to the property as well as the popular leisure facility of Fontygary Park where bowling, swimming and activities can be enjoyed. The property briefly comprises entrance hall, kitchen, lounge, conservatory and to the first floor are two bedrooms and a shower room. Outside there is off road parking and access to the garage as well as an attractive front. To the rear is an enclosed and very attractive garden with access to the utility/storage room and garage. Early viewing is advised to appreciate. EPC: C

#### DESCRIPTION

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#### LOCATION

Located in the heart of the charming Rhoose Village, which blends coastal living with great transport routes through to main roads in Barry and a short distance from Cardiff Airport. The Village features local shops and businesses, a primary school, and a beautiful coastline.

#### ENTRANCE HALL

Entered via double glazed front door. Fitted carpet. Radiator. Archway to Kitchen and door to Lounge.

#### KITCHEN

8' 0" x 7' 11" (2.44m x 2.41m)  
Fully Fitted Kitchen to comprise a range of base and wall

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 918 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

units with square edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Four burner electric hob and oven with extractor over. Recess and plumbing for appliance and space for fridge/freezer. Double glazed window to the front. Ceramic tile to splash back areas. Laminate flooring.

#### LIVING ROOM

17' 1" x 11' 9" (5.21m x 3.58m)

Double glazed french doors to the rear providing access to the Conservatory. Fitted carpet. Two radiator. Carpeted stairs rising to the first floor.

#### CONSERVATORY

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed Conservatory with laminate flooring. Double glazed doors to the side providing access to the rear garden. Overlooking beautiful rear gardens.

#### FIRST FLOOR LANDING

Carpeted stairs rising to the first floor. Access to the loft space. Doors to all rooms.

#### BEDROOM ONE

12' 5" x 9' 11" (3.78m x 3.02m)

Main double bedroom with double glazed window to the rear offering far reaching views. Fitted wardrobe. Fitted carpet. Radiator.

#### BEDROOM TWO

11' 2" x 6' 8" (3.4m x 2.03m)

Double glazed window to the front. Radiator. Fitted carpet.

#### SHOWER ROOM

Recently fitted shower room to comprise closed cistern w.c, wash hand basin with vanity unit and glazed shower enclosure with shower in situ. Heated chrome towel rail. Vinyl flooring. Double glazed opaque window to the front. ceramic tile to splash back areas.

#### OUTSIDE

To the front: Driveway providing off road parking and access to the garage.

Garage with steel up and over door. Light and power. Door to Utility/Storage Room.

To the rear: Enclosed rear garden laid to lawn and patio with mature shrubs and borders. Door to Utility/Storage Room.





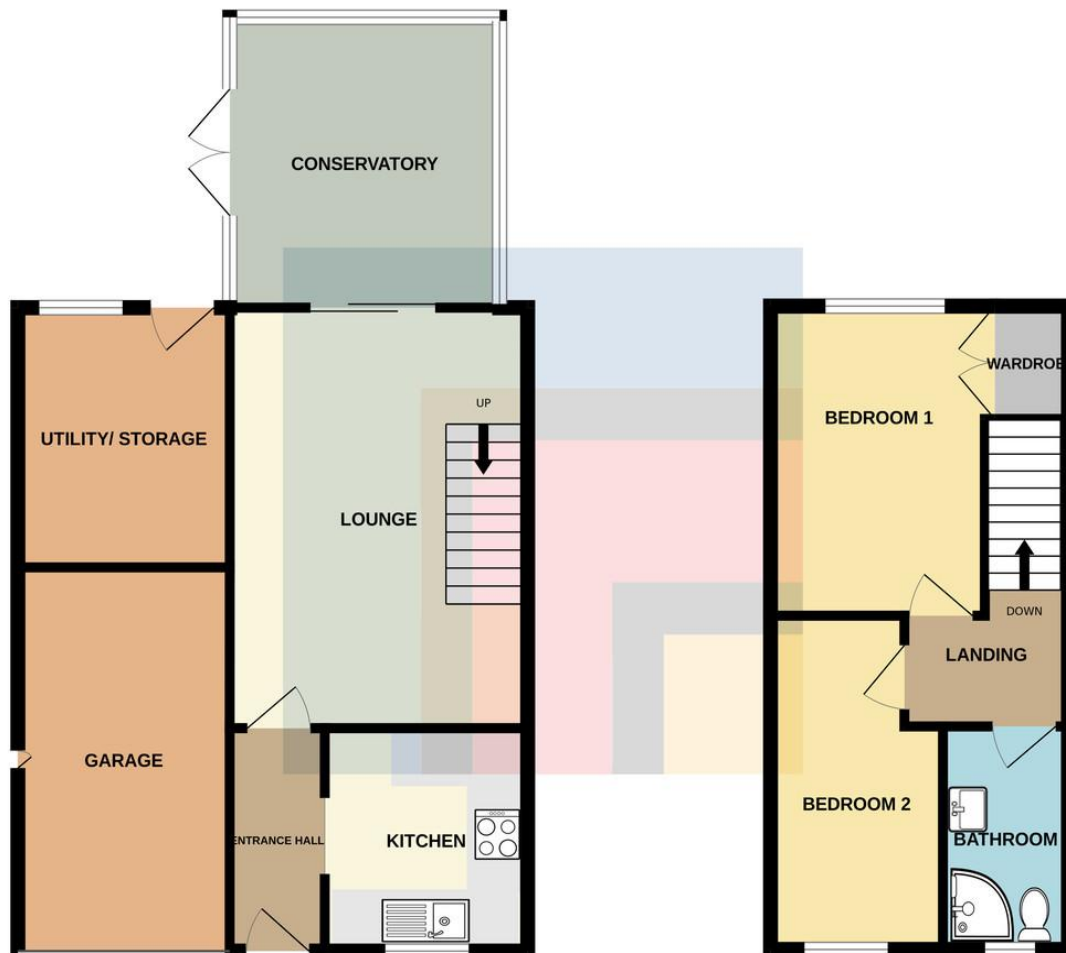
# PICTON ROAD, RHOOSE, CF62 3HU



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GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BARRY** 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



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