





38 Rhodfa Felin

Barry, Barry

Fabulous 3 bed detached and extended property

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFUL DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- LARGE MODERN SIGMA KITCHEN
- SUMMER HOUSE AND GOOD SIZE GARDEN
- DRIVE AND GARAGE
- ORANGERY EXTENSION WITH BI FOLD DOORS
- EPC D65





Entrance Hall

4' 3" x 4' 8" (1.30m x 1.42m)

Accessed via modern front door. Smooth walls and coved ceiling with side aspect window. Radiator. Karndean floor. Internal door leads to the garage and a glazed door to the living room.

Living Room

15' 11" x 11' 0" (4.84m x 3.35m)

Fantastic reception room with front aspect window and Karndean floor. Feature gas fire (log burner effect). Radiator. Carpeted stairs to the first floor. Double opening glazed doors to the kitchen family room.

Kitchen Breakfast Room

19' 8" x 9' 5" (5.99m x 2.87m)

A stylish and well thought out fitted Sigma kitchen with a wide range of matching eye level and base units (soft closure) including deep pan drawers and under counter lighting. Complementing work surfaces with one and a half bowl sink unit (Blanco) inset. Integrated appliances include Neff induction hob with cooker hood over, fridge freezer, wine cooler, dish washer, oven (slide and hide door) with microwave over and plate warmer under. There is plenty of space for family seating. Radiator and rear aspect window. Tiled floor. Doors lead to under stair storage, WC and uPVC door to side / rear garden. Open to orangery.



Orangery extension

13' 11" x 10' 0" (4.24m x 3.04m)

A fabulous addition to this beautiful home. Continuation of the tiled floor. Radiator. Clear glass orangery roof with inset ceiling spot lights. Two large floor to ceiling windows looking onto the garden and bi fold doors to the side - all of which have fitted blinds.



WC

8' 3" x 3' 5" (2.51m x 1.03m)

A larger than average WC with space for washing machine if required. White WC with button flush and wash hand basin. Side aspect window, radiator and tiled floor.

Landing

Carpeted, matching the stairs. Side aspect window and radiator. Internal doors to three double bedrooms, bathroom and airing cupboard.

Bathroom

7' 9" x 5' 2" (2.36m x 1.58m)

White modern suite comprising panelled bath with thermostatic shower over – rainfall style head, WC with concealed cistern and matching wash basin set into vanity unit. Ladder heated towel rail and side aspect window. Extractor. Tile effect vinyl floor.

Bedroom One

12' 6" x 11' 8" (3.82m x 3.55m)

Carpeted double bedroom with a range of Sharps fitted bedroom furniture. Rear aspect window and radiator. Door to en suite.

En Suite

7' 10" x 10' 8" (2.38m x 3.24m)

Modern en suite with shower cubicle – thermostatic inset shower, close coupled WC and wash basin with vanity unit. Modern splash backs. Opaque window and extractor. Ladder heated towel rail. Tiled effect vinyl floor.

Bedroom Two

10' 8" x 9' 7" (3.26m x 2.93m)

Carpeted double bedroom with front aspect window and radiator. Sliding fitted wardrobes with mirrored doors.

Bedroom Three

9' 7" x 8' 8" (2.91m x 2.65m)

Carpeted bedroom with front aspect window and radiator.





REAR GARDEN

A well maintained rear garden with patio, lawn, established trees and shrubs plus a Malvern summerhouse – this has power, lighting and heating and is fully insulated There is an outside tap, power points plus side storage and additional side gate.

FRONT GARDEN

An area of lawn alongside the drive and flower beds.

GARAGE

Single Garage

With up and over door. The garage also houses the Veisman boiler and recent electricity box.

DRIVEWAY

2 Parking Spaces

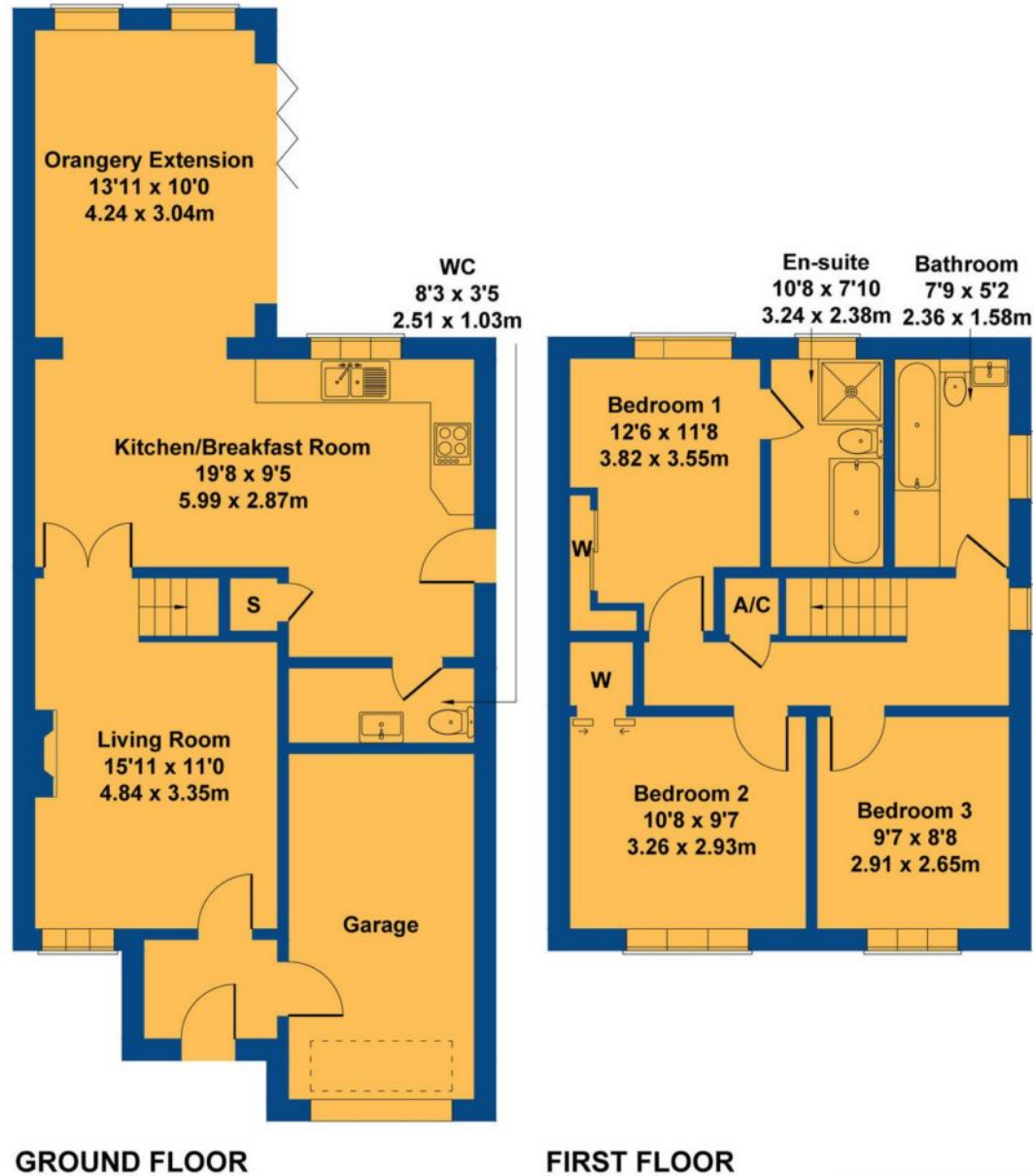
Off road parking for at least 2 cars, directly in front of the garage and house.





38 Rhodfa Felin

Approximate Gross Internal Area
1098 sq ft - 102 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.