





## 16 Channel Close

Rhoose, Barry

Link-detached family home with 4 beds, 2 receps, and refitted kitchen/breakfast room. Central Rhoose cul de sac and with enclosed gardens and driveway. Planning application is in place for an extension over garage conversion. <https://vogonline.planning-register.co.uk/Planning/Display/2023/00216/FUL>  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- (LINK) DETACHED FAMILY HOME
- FOUR BEDROOMS AND TWO RECEPTIONS
- QUIET CUL DE SAC IN CENTRAL RHOOSE
- FITTED KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM PLUS DOWNSTAIRS WC
- ENCLOSED FRONT AND REAR GARDEN
- FRONT DRIVEWAY
- EPC RATING C73





### **Entrance Hallway**

Accessed via a period style door with single glazing. There are adjacent double glazed opaque windows. Engineered oak flooring and a carpeted dog leg staircase leading to the first floor. A panelled door gives access to the cloakroom/WC and a multi paned door gives access to the living room. Open door access leads through to the kitchen. There is also a handy understairs storage cupboard. Radiator, coat hooks and 3 eyeball spotlights into the ceiling.

### **Cloakroom/ WC**

6' 2" x 2' 6" (1.88m x 0.76m)

With a laminated flooring and a white suite comprising of low-level WC and wash basin with vanity cupboard under. Pine effect tongue and groove walls to dado level, opaque single glazed front window, coved ceiling, radiator and fuse box.

### **Living Room**

14' 11" x 11' 3" (4.55m x 3.43m)

With a continuation of the engineered Oak flooring from the hall, this bright and airy reception room has a front window, radiator, coving and dado rail. A rectangular opening leads into the Dining Room.

### **Dining Room**

9' 6" x 9' 1" (2.90m x 2.77m)

Again, with the engineered oak flooring this light and airy reception room has French style uPVC double glazed doors giving access to the rear garden. Coved ceiling, radiator and dado rail plus panelled door to the Kitchen.





### **Kitchen**

9' 7" x 9' 0" (2.92m x 2.74m)

With a striking ceramic tiled flooring this well-appointed refitted kitchen has a range of eye level and base units in two-tone and these are complemented by modern worktops which have a one and a half contemporary bowl sink inset. There is also a two-person breakfast bar with double wine rack adjacent. Free standing 5 ring Range with double oven and grill to remain. Contemporary extractor hood over. Rear uPVC double glazed window to rear plus contemporary style column radiator. Smooth ceiling with 4 recessed spotlights. Open door access through to the Utility Room.

### **Utility Room**

13' 7" x 8' 3" (4.14m x 2.51m)

With the continuation of the ceramic tiled flooring from the Kitchen, the Utility Room is in two parts and divided by open access doorway. The first part has a good range of space of additional storage matching the Kitchen and slot in space for a dishwasher and American style fridge freezer as required (appliances are not to remain). There is a rear uPVC double glazed door and matching window. Smooth ceiling with 4 recessed spotlights. The second part has additional storage space for a washing machine and tumble drier (appliances not included) and there is a Belfast style countertop mounted sink unit with mixer tap over. Further smooth ceiling with 4 recessed spotlights and low maintenance ceramic tiled walls which complement the continuation of the ceramic flooring. A door then leads into the ground floor bedroom.

### **Bedroom Four (or Reception Room)**

11' 8" x 7' 11" (3.56m x 2.41m)

With laminated flooring, this was previously a garage and now serves as a handy ground floor bedroom or additional reception room. There is a radiator, smooth ceiling with 4 recessed spotlights and front uPVC double glazed windows to the front.





### **Landing**

With a laminate flooring and side opaque uPVC double glazed window. Matching panelled doors give access to the three Bedrooms and Family Bathroom/ WC. Loft hatch and there is a full height storage cupboard which houses the combi boiler which fires the gas central heating.

### **Bedroom One**

12' 7" x 10' 3" (3.84m x 3.12m)

An excellent size double bedroom with a cherry wood style laminate flooring. There is a front uPVC double glazed window, radiator, coved ceiling and dado rail. Recessed double wardrobe (excluded from dimensions provided).

### **Bedroom Two**

9' 9" x 9' 8" (2.97m x 2.95m)

\*Dimensions excluding deep door recess. A second double bedroom with laminate flooring, rear uPVC double-glazed window, radiator and storage recess.

### **Bedroom Three**

8' 11" x 8' 0" (2.72m x 2.44m)

A single bedroom with engineered Oak style flooring, front uPVC double glazed window and radiator. The bedroom is in essence an L shape and has a handy double storage cupboard over the stairwell.

### **Bathroom/ WC**

8' 4" x 6' 6" (2.54m x 1.98m)

An excellent size family bathroom with fully ceramic tiled walls, flooring and splashbacks. There is a white suite with close coupled WC, ceramic circular basin with mixer tap over and a reverse P shaped bath which has an electric shower and curved glass screen over. Chrome ladder style towel rail radiator, tongue and groove wood ceiling and opaque uPVC double glazed rear window.





### **FRONT GARDEN**

An enclosed garden which is primarily laid to lawn with planted flowerbeds and well-maintained conifer screening. Concrete drive providing off road parking for two vehicles (the initial part of the drive is jointly shared with the neighbouring property - number 15).

### **REAR GARDEN**

Fully enclosed with a wrought iron gate returning to the front. Initially there is a full width slabbed patio with two steps leading onto a level lawn with a rotary line hole and planted flowerbeds. There is a further slightly raised lawn with garden shed. The garden is enclosed by well maintained fenced boundaries, there is an outside tap and also a handy additional side are for storage as required. Two outside lights.

### **OFF STREET**

1 Parking Space

Concrete drive providing off road parking for two vehicles (the initial part of the drive is jointly shared with the neighbouring property - number 15).



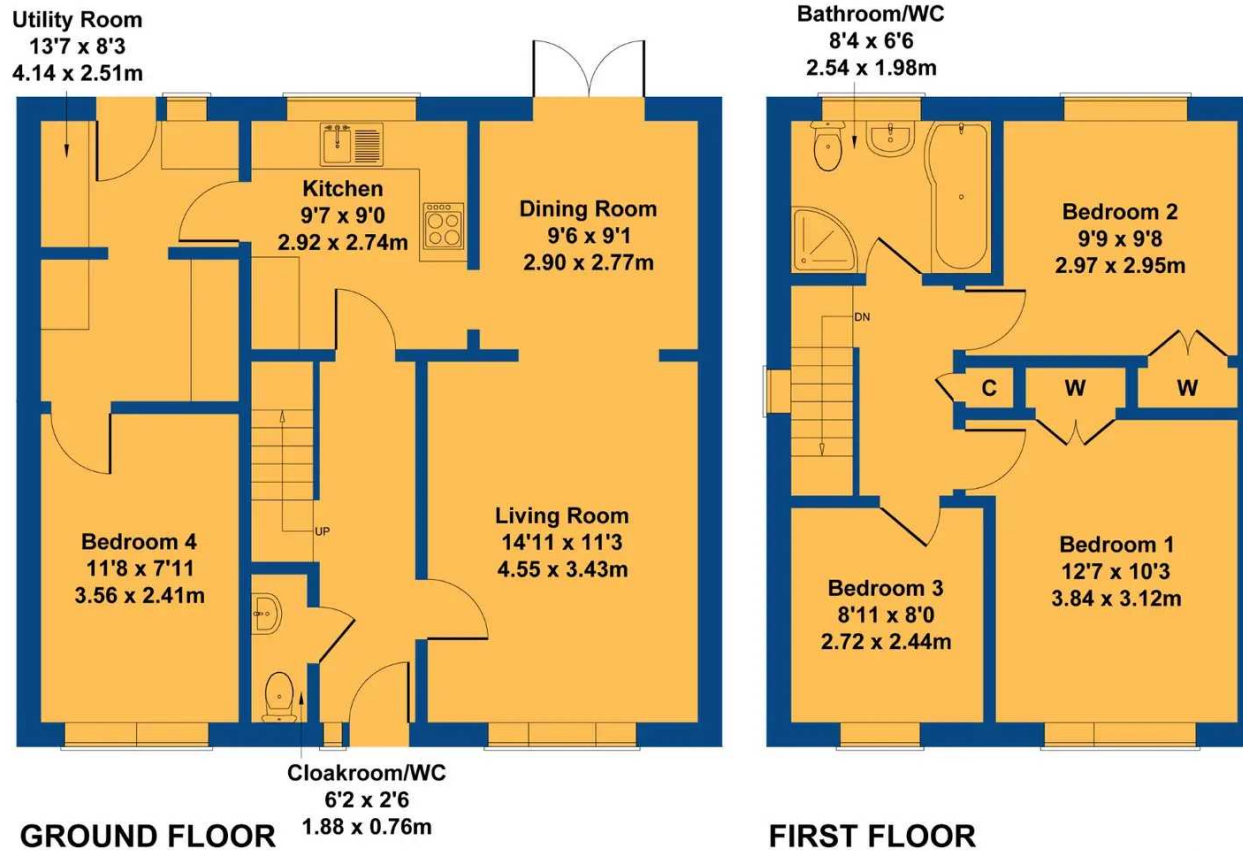






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Approximate Gross Internal Area  
1148 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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