







## 25 Rhoose Way

Rhoose, Barry

Beautiful four bedroom detached home with garage & driveway. Stylish interior, sea views, EPC B85. Landscaped private rear garden with patio, false lawn & decking.

Council Tax band: F

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SINGLE GARAGE PLUS LONG DRIVEWAY (PARKING FOR 3 VEHICLES)
- DOWNSTAIRS WC PLUS UPSTAIRS FAMILY BATHROOM AND EN-SUITE TO MASTER
- FOUR BEDROOMS
- LOUNGE AND KITCHEN/DINER
- SEA GLIMPSES FROM THE FRONT
- FULLY ENCLOSED, VERY PRIVATE REAR GARDEN
- BEAUTIFULLY DECORATED THROUGHOUT
- EPC B85







### Hallway

Access via a modern front door with an opaque glazed panel. Striking herringbone LVT flooring. A carpeted staircase with an oak handrail leading to the first floor. A handy under stairs storage space, fuse box, radiator and column panelled doors leading through to the downstairs WC and a storage cupboard. Glazed doors leading to the living room and kitchen/diner.

### Downstairs WC

6' 1" x 4' 0" (1.85m x 1.22m)

LVT flooring and a white suite comprising a close coupled WC and pedestal basin with a tiled splashback. A radiator, extractor and mirror.

### Living Room

16' 2" x 11' 8" (4.93m x 3.56m)

Dimensions are taken into the bay. LVT flooring. This beautifully decorated main reception room has a radiator and a feature media wall with an oak sleeper under.

### Kitchen/Diner

18' 5" x 11' 7" (5.61m x 3.53m)

LVT flooring. Space for a dining table and chairs. A radiator and double opening French style uPVC doors leading out to the landscaped and very private rear garden. The kitchen is comprehensively fitted with matching eye and base level units in high gloss white. Beautifully complemented by natural wood style worktops which have a one and a half bowled stainless steel sink unit inset with a mixer tap overtop. Integrated appliances include a four ring gas hob, adjacent double oven with grill (waist level), dishwasher, fridge/freezer plus extractor hood with a matching stainless steel splashback. Rear aspect uPVC window, sealed boiler firing the gas central heating. A column panelled door leads to the utility room.



### Utility Room

5' 6" x 4' 1" (1.68m x 1.24m)

LVT flooring. Further base level storage cupboards and



### Utility Room

5' 6" x 4' 1" (1.68m x 1.24m)

LVT flooring. Further base level storage cupboards and floating wall shelves. An integrated washing machine to remain. A radiator and extractor.

### Landing

Carpeted matching the stairs, landing has column panelled doors giving access to the four bedrooms and family bathroom.

### Bedroom One

14' 2" x 10' 8" (4.32m x 3.25m)

Dimensions have been taken into the bay. Carpeted flooring (2023) with column panelled doors leading to a double wardrobe and a further single door leading to the en-suite. Front aspect window with sea glimpses and a radiator.

### En-suite

6' 8" x 3' 10" (2.03m x 1.17m)

Immaculate and with a white suite comprising a close coupled WC, pedestal basin and a double fully tiled shower cubicle with an electric shower inset. Tiled splashback, radiator, vinyl flooring, extractor, mirror plus shaver point.

### Bedroom Two

11' 6" x 9' 1" (3.51m x 2.77m)

Carpeted (2023) double bedroom, with a rear aspect uPVC window, radiator and a fitted double wardrobe.

### Bedroom Three

9' 1" x 8' 4" (2.77m x 2.54m)

Carpeted (2023) double bedroom with a rear aspect uPVC window, radiator and recess fitted wardrobe which has been excluded from the dimensions provided.







#### **Bedroom Four**

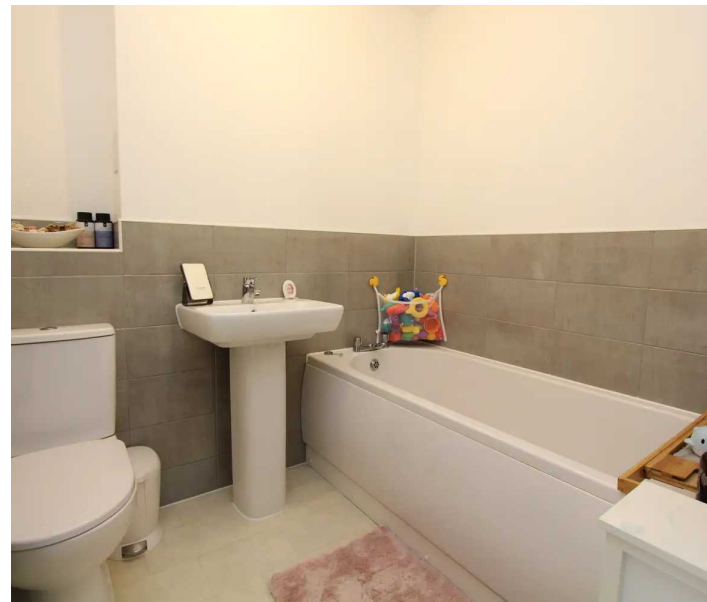
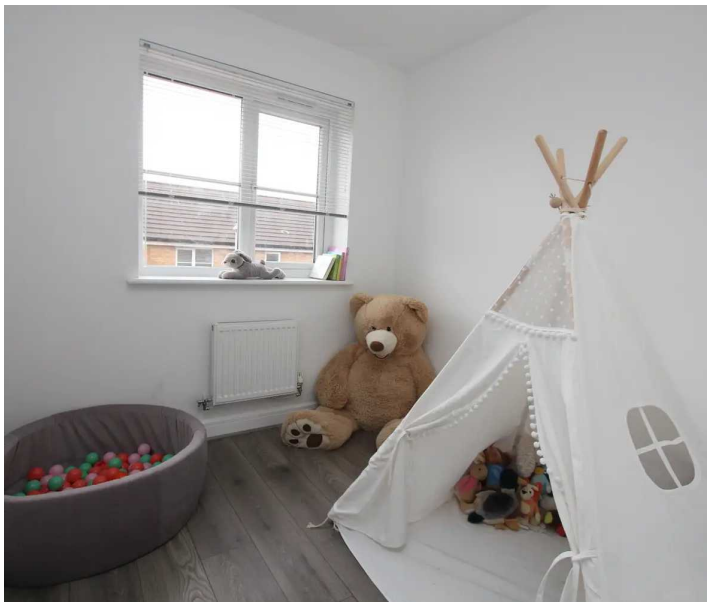
7' 7" x 7' 2" (2.31m x 2.18m)

Good size single bedroom with laminated flooring. Front aspect uPVC window with sea glimpses and a radiator.

#### **Family Bathroom**

6' 7" x 5' 7" (2.01m x 1.70m)

Vinyl flooring with a white suite comprising a close coupled WC, pedestal basin and bath. Half height tiling, radiator and an extractor.





### **FRONT GARDEN**

Small front garden with some well established shrubbery.

### **REAR GARDEN**

Totally enclosed and enjoying almost complete privacy. Areas of Cotswolds slabbed patio, a level astro turfed lawn plus decked style seating arrangement to the top. Enclosed by well maintained fencing. Pedestrian gate leading to the rear of the property where there is a two car drive and a single garage, accessible via an up and over door. Garage has power and lighting.

### **GARAGE**

Single Garage

Single garage accessible via an up and over door, with power and lighting.

### **DRIVEWAY**

2 Parking Spaces

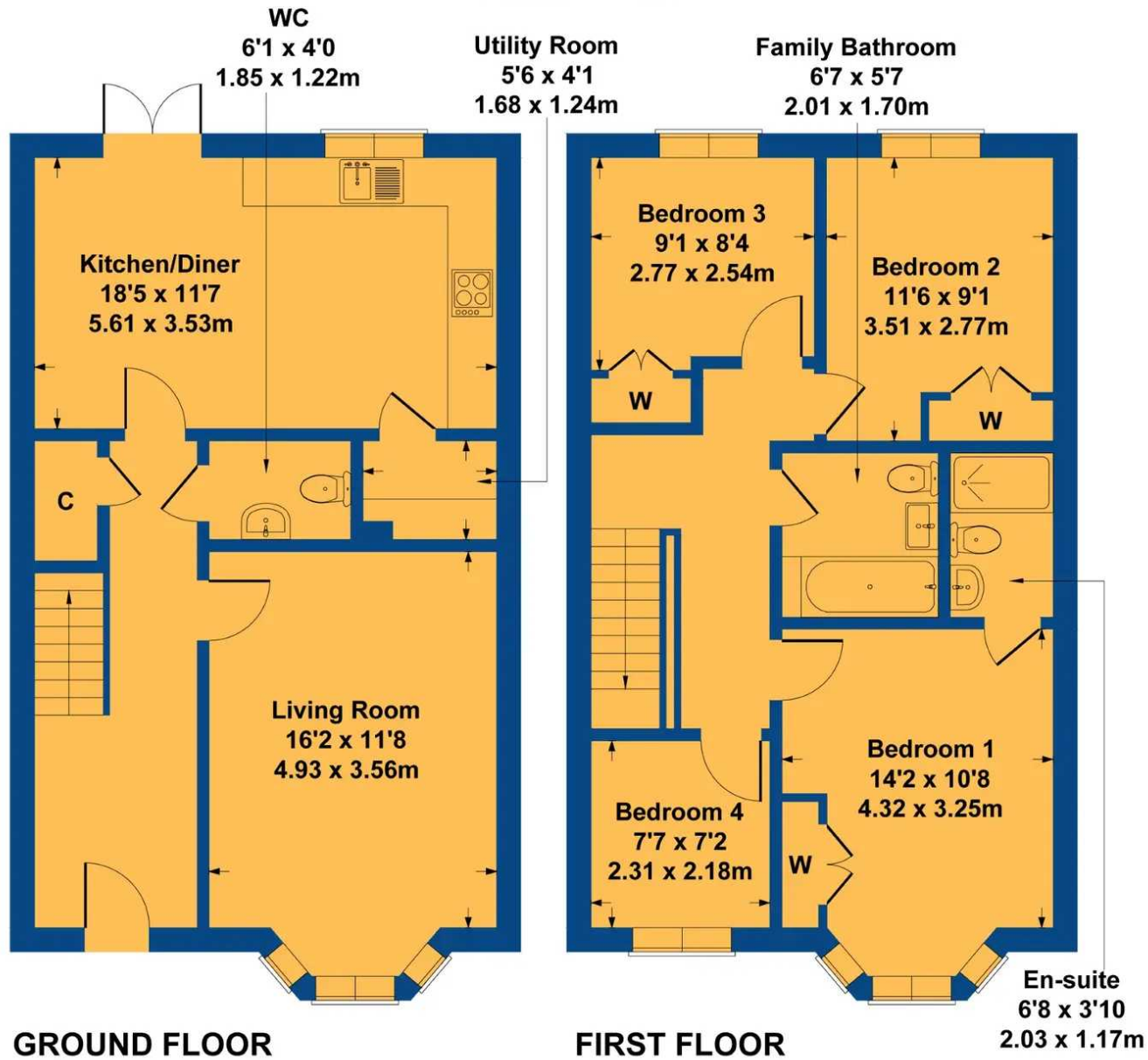
Parking for two cars (nose to tail).





# 25 Rhoose Way

Approximate Gross Internal Area  
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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

01446 711900

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

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