





41 Rhoose Road

Rhoose, Barry

****Delightful 3 bed semi with versatile sitting room/4th bed, fabulous kitchen/diner with bifold doors, stylish bathroom. Enclosed rear garden with large 2 storey shed. Good on-street parking & potential for private driveway. Perfect for family gatherings.****

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A DELIGHTFUL EXTENDED THREE BEDROOM SEMI DETACHED
- LIVING ROOM PLUS SITTING ROOM (OR 4TH BEDROOM)
- FABULOUS KITCHEN/DINER WITH BIFOLD DOORS
- UTILITY/WC (COULD BE REINSTATED AS A SHOWER ROOM)
- 3 DOUBLE BEDROOMS TO THE FIRST FLOOR
- STYLISH FIRST FLOOR BATHROOM/WC/SHOWER
- ENCLOSED REAR GARDEN WITH LARGE 2 STOREY SHED
- OPEN ASPECT TO THE REAR
- GOOD ON STREET PARKING AND POTENTIAL FOR DRIVEWAY
- EPC RATING IS C73



Entrance Hall

Accessed via a composite door with two obscure panels. Grey laminate flooring which also extends to the living room via a grey mostly glazed door, whilst a carpeted stair case with modern handrail leads to the first floor. Radiator. Meter cupboard which also houses fuse box.

Living Room

12' 10" x 10' 9" (3.91m x 3.28m)

Grey laminated flooring, this immaculately decorated reception room has a front uPVC window, wall mounted feature fire (electric) and matching glazed modern doors which lead to the open plan kitchen dining room and also to an inner hall. Radiator.

Kitchen Dining Room

18' 6" x 14' 7" (5.64m x 4.45m)

A stylish tiled flooring throughout this room, initially the kitchen is very well appointed with modern units and these are complemented by natural wood style work surfaces which also incorporates a breakfast bar. Modern one and a half bowl Lamona sink unit, 5 ring induction hob with extractor hood over. Further integrated appliances include a double oven with grill, microwave, fridge and freezer. There is also a handy double width storage cupboard which houses the combi boiler. The kitchen is open to the dining space. Bi-folding doors lead to the enclosed, good size rear garden. Two Velux sky lights and radiator.

Inner Hall

Carpeted and with a handy under stair storage cupboard, plus good size coat storage space. Panelled column doors give access to the 2nd reception room / 4th bedroom and also to a utility / WC.





Second Reception Room / 4th Bedroom

12' 2" x 8' 8" (3.71m x 2.64m)

A carpeted good size room with front uPVC window and radiator. Ideal for either a reception or bedroom as required.

Utility WC

8' 7" x 5' 2" (2.62m x 1.57m)

With a tiled floor and white suite comprising WC and pedestal wash basin. Worktop area with space under for washing machine and tumble dryer (appliances not to remain). Obscure rear uPVC window with ceramic tiled sill matching the fully tiled wall. Chrome heated towel rail and extractor. N.B this room was previously a wet room. The pipes and associated drain away are still in place should this room be reinstated by the purchaser.

Landing

Carpeted, matching the stairs and with column panelled doors giving access to the three double bedrooms and bathroom WC. Trap door style loft hatch.

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

With a waterproof laminate floor and white suite comprising WC with concealed cistern, adjacent sink unit with vanity cupboard under and P shaped bath with sliding glass screen with thermostatic shower inset. Ceramic tile walls, obscure uPVC rear window and chrome heated towel rail. Inset spot lights and contemporary mirror (to remain).

Bedroom One

18' 0" x 8' 9" (5.49m x 2.67m)

An excellent size carpeted double bedroom which has uPVC front windows and obscure window to the rear. Radiator.





Bedroom Two

9' 10" x 8' 11" (3.00m x 2.72m)

Carpeted double bedroom with front uPVC window and radiator.

Bedroom Three

10' 3" x 8' 10" (3.12m x 2.69m)

Carpeted double bedroom with rear uPVC window and radiator. Open aspect view over the airport grounds.

Agent Note

Agent note - looking from the front of the property to the right hand boundary there is an area measuring approx 9 foot, and runs the full length of the property, which has been adopted by the current sellers as part of their garden space. This land belongs to the airport and is merely scrub land, which the current sellers have recently been in the process of formally acquiring this land to be within the confined of their own boundaries. This is ongoing. Chris Davies Estate Agents will keep any interested parties updated on any developments.





REAR GARDEN

63' 12" x 63' 12" (19.5m x 19.51m)

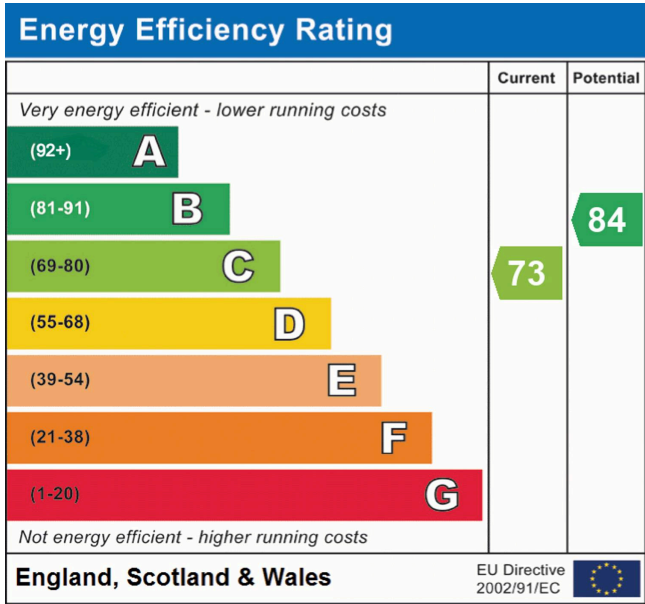
An excellent size rear garden which has an initial re-laid patio and matching pathway bi-sects a level lawn. Enclosed by well maintained fencing. Outside power points and tap. Within the garden there is a two storey storage shed / summer house. Accessed by double uPVC doors and has power and lighting provided.

FRONT GARDEN

Primarily laid with Cotswold stone chippings and pathway leading to the front door. There is a side access to the rear garden.

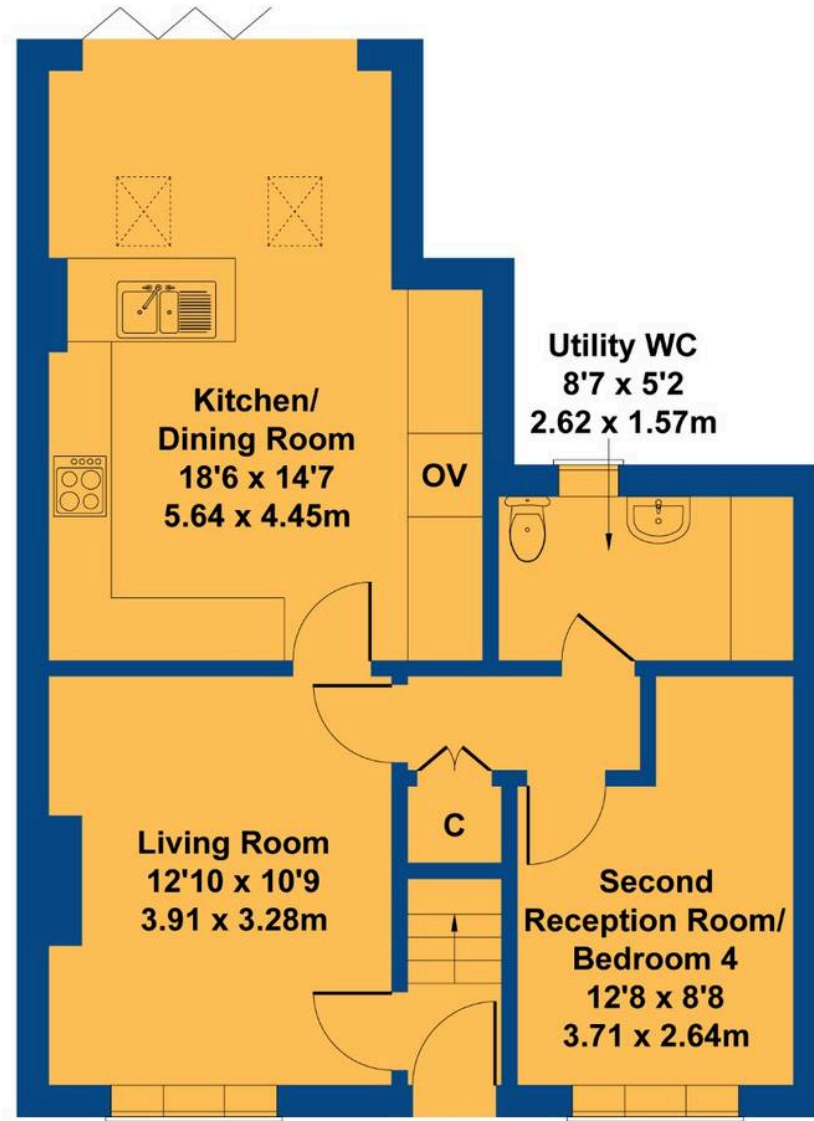
ON STREET

Space outside the property for parking.

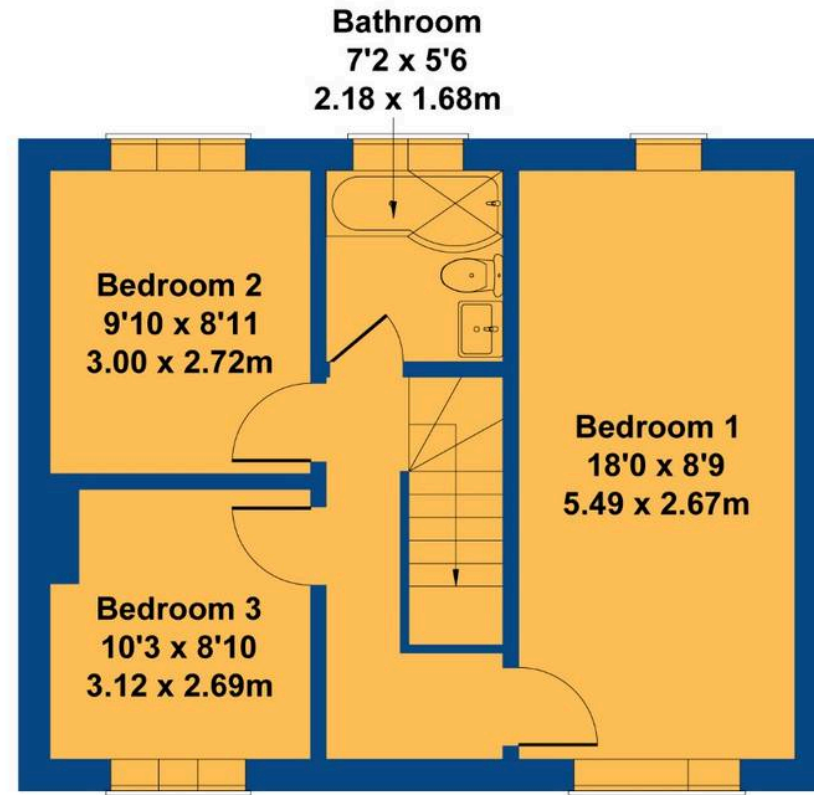


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Approximate Gross Internal Area
1023 sq ft - 95 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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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.