







## 2 Rhoose Way

Rhoose, Barry

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DELIGHTFUL DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS ALL WITH WARDROBES
- GREAT POSITION ON THE DEVELOPMENT
- ENTRANCE
- 2 RECEPTIONS & 26' KITCHEN/DINER
- EN-SUITE AND FAMILY BATHROOM/WC
- WALLED FRONT GARDEN
- SUNNY LARGE, LEVEL REAR GARDEN
- DRIVEWAY AND GARAGE
- EPC RATING OF B86







### Entrance Hallway

Accessed via an impressive entrance and through a door with two obscure glazed panels, the hall has a striking ceramic tiled flooring plus a carpeted staircase leading to the first floor. Column panelled doors lead to the living room, study, utility/WC and social kitchen/diner whilst a smaller door leads to a handy under-stair storage cupboard. Radiator with cover to remain.

### Lounge

17' 3" x 12' 8" (5.26m x 3.86m)

A light and airy reception room with shuttered windows to the side and front (bay). Two radiators.

### Study / Office

8' 6" x 6' 9" (2.59m x 2.06m)

A really functional study style room which is carpeted and has a shuttered front window plus radiator. Fitted high gloss units will remain.

### Social Kitchen / Dining Room

26' 4" x 10' 6" (8.03m x 3.20m)

Running the full width of the house is this entertaining kitchen. The kitchen has a comprehensive range of high gloss white units that are complemented by modern worktops which have a stainless steel sink unit inset with contemporary mixer tap over. Integrated appliances include a dishwasher, 4 ring gas hob and double oven with grill (all immaculate).

There is space for a US style fridge/freezer as required and rear window with tiled splashback areas. Contemporary strip light. The remainder of the room has space for a dining table/sofas etc and has French style doors to the rear garden and an additional side window making the room particularly bright and airy. Ceramic tiled flooring extends through the room and two radiators.





### Utility Room / WC

6' 9" x 5' 4" (2.06m x 1.63m)

With a ceramic tiled flooring matching the hall, this room has a close coupled WC plus basin with vanity cupboard under. Slot in space for washing machine plus worktop and shelved storage. Radiator and extractor.

### Landing

A carpeted area with column panelled doors leading to the 4 double bedrooms, bathroom and deep airing cupboard which houses the hot water tank and has great storage. Loft hatch and radiator. Power point with USB charging facility.

### Bedroom One

13' 11" x 12' 9" (4.24m x 3.89m)

A carpeted double bedroom with front shuttered bay window, two fitted double wardrobes, radiator and column panelled door to the en-suite.

### En-Suite

6' 7" x 5' 3" (2.01m x 1.60m)

A pristine shower room in white and comprising a WC, wash basin and double shower cubicle with thermostatic shower inset. Obscure glazed front window, radiator, mirror and shaver point. Tiled splashback areas and sill.

### Bedroom Two

13' 9" x 10' 1" (4.19m x 3.07m)

A large carpeted double bedroom with shuttered front window, double wardrobe and radiator.

### Bedroom Three

10' 4" x 9' 0" (3.15m x 2.74m)

Dimensions exclude the depth of a double wardrobe. This carpeted double bedroom has a rear window and radiator.







#### **Bedroom Four**

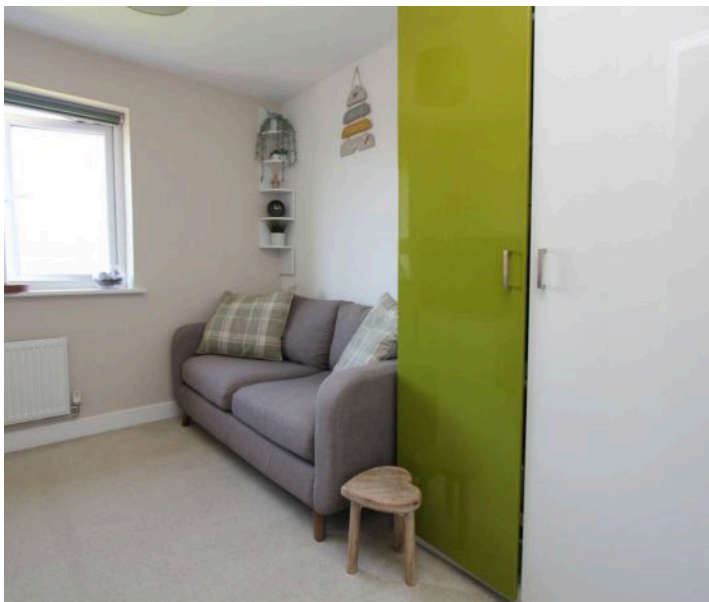
11' 2" x 10' 4" (3.40m x 3.15m)

A carpeted bedroom which is in essence an L-shape but still a double bedroom nonetheless. There is a radiator and rear window.

#### **Bathroom/WC**

6' 10" x 5' 7" (2.08m x 1.70m)

An immaculate white suite comprising WC, basin and bath all with tiled splashbacks. Obscure glazed rear window, ceramic tiled splashbacks and radiator. Strip light, shaver point, extractor and radiator.







## REAR GARDEN

27' 12" x 47' 12" (8.53m x 14.63m)

A large sunny garden which comprises areas of slabbed patio, level lawn and a handy stone chipped section to the side ideal for recycling bins and storage. There is an outside tap and the garden is enclosed by a mix of brick wall and well kept fencing. Pedestrian door to the drive/garage area for ease.

## FRONT GARDEN

Enclosed by dwarf wall and with a Cotswold style slabbed path leading to the front door. The path bisects two areas of lawn with various planted sections.

## GARDEN

Side garden areas abutting the pavement are enclosed and have a mix of shrubs and plants.

## DRIVEWAY

2 Parking Spaces

Laid to tarmac and providing two parking spaces. The drive leads to the garage and also accesses the rear garden.

## GARAGE

Single Garage

Access via up and over door from the drive and with storage into the rafters. Power and lighting is provided.



### First Floor

#### Master Bedroom

3.16m x 3.09m 10'4" x 10'1"

#### Bedroom 2

4.23m x 3.10m 13'10" x 10'2"

#### Bedroom 3

3.10m x 2.27m 10'2" x 7'5"

#### Bedroom 4

3.90m x 2.76m 12'9" x 9'0"



### Ground Floor

#### Kitchen/Dining Area

8.10m x 3.26m 26'7" x 10'8"

#### Living Room

4.76m x 3.89m 15'7" x 12'9"

#### Study

2.63m x 2.11m 8'7" x 6'11"



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