





19 Kenson Close

Rhose, Barry

WELL PRESENTED semi detached property situated in a quiet cul-de-sac of Rhose. Accommodation comprises a welcoming entrance hall, lounge, dining room, modern kitchen a large conservatory to the back. The first floor has three bedrooms and a bathroom with shower over bath. The boiler was replaced in the last year. The rear garden benefits from some composite fencing and gate, making this strong and weather resistant – low maintenance! Driveway parking to the front.

Situated within walking distance to the local shops in the village of Rhose, the rail station and also within catchment area for the following schools: Rhose Primary, Ysgol Sant Baruc, All Saints & St Helens, plus the comprehensive schools of Llantwit Major, Whitmore, Bro Morgannwg and St Richard Gwyn. The beautiful coastal paths of the Vale are also within walking distance as well as the Fontygary complex and beaches

Council Tax band: D

Tenure: Freehold

- WELL PRESENTED SEMI DETACHED
- LOUNGE, DINING ROOM PLUS CONSERVATORY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN OF LOW MAINTENANCE
- DRIVEWAY PARKING
- APPROX 1 YEAR OLD BOILER
- EPC tbc
- SOUGHT AFTER TREE LINED CUL DE SAC





Entrance Hallway An attractive welcoming hall with laminate floor and wood stairs to the first floor. Radiator. Doors to lounge and kitchen.

Lounge Well presented lounge with front aspect window and laminate floor. Radiator. Open to dining room.

Dining Room Continuation of laminate floor and decor. Radiator. Double opening doors to conservatory.

Kitchen With a range of eye and base level units with complementing work surfaces over and integrated drainer and sink unit. Inset gas hob and double oven with cooker hood over plus dishwasher. Space and plumbing for appliances s required. Laminate floor, side aspect window and fully glazed door to conservatory.

Conservatory A handy reception room with double doors onto the rear garden. Laminate floor.

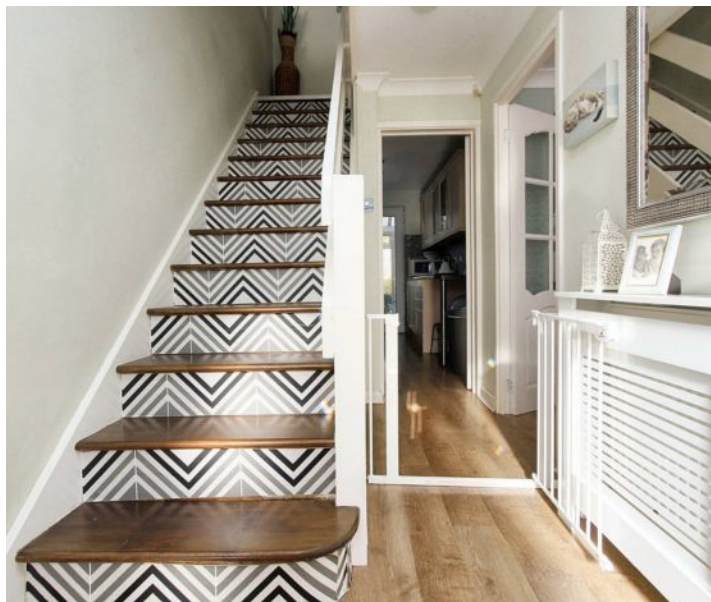
Landing Loft hatch, side aspect window and doors to three bedrooms and bathroom.

Bedroom One Carpeted double bedroom with front aspect window and radiator.

Bedroom Two Carpeted double bedroom with rear aspect window and radiator. Fitted wardrobes.

Bedroom Three Single bedroom with laminate floor and front aspect window. Radiator. Cupboard housing the boiler – less than 1 year old.

Bathroom With a coloured suite comprising panelled bath with thermostatic shower over, pedestal wash basin and low level WC. Tiled walls and tiled effect laminate floor. Radiator. Opaque window to rear.





FRONT GARDEN

Enclosed front garden with off road parking and lawn with establishes shrubs.

REAR GARDEN

Enclosed rear garden, of low maintenance with stone chippings, stepping stones and a circular feature patio seating area. There is a composite gate to the side. Tap and light.

DRIVEWAY

2 Parking Spaces







Approx Gross Internal Area
85 sq m / 911 sq ft



Ground Floor
Approx 47 sq m / 510 sq ft

First Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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