





54 Picton Road

Rhose, Barry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A DELIGHTFUL TWO BEDROOM SEMI DETACHED
- NO CHAIN SO EARLY COMPLETION AVAILABLE
- OPEN PLAN KITCHEN AND LIVING SPACE
- FIRST FLOOR BATHROOM/WC/SHOWER
- BOTH BEDROOMS WITH WARDROBE STORAGE
- DOUBLE DRIVEWAY TO THE FRONT
- ENCLOSED GOOD SIZE REAR GARDEN
- OPEN VIEWS OVER LOWER AIRPORT TO REAR
- EPC RATING OF C76





Hall Area Accessed via a uPVC door and leading in to the stylish open plan living area.

Open Plan Lounge and Kitchen 24' 7" x 11' 9" (7.49m x 3.58m)

The kitchen has high gloss units in white and these are complemented by quartz effect worktops with adjoining breakfast bar space. Integrated appliances include a 4 ring gas hob, electric oven, cooker hood (with mosaic style splash-back), dishwasher and freezer (the integral fridge does not work). There is a modern sink and ceramic tiled splash-back areas and matching sill with front window. Concealed combi boiler. A laminated floor extends into the living area which has patio doors to the rear garden. Two radiators. Carpeted stairs to the first floor.

Landing A carpeted landing with loft hatch to a mostly boarded loft and matching doors leading to the two bedrooms, bathroom and handy storage cupboard.

Bedroom One 11' 8" x 9' 3" (3.55m x 2.82m)

A carpeted double bedroom with rear window enjoying a super aspect over the lower airport grounds. Radiator and mirror fronted double wardrobe EXCLUDED from dimensions provided.

Bedroom Two 10' 9" x 6' 11" (3.27m x 2.11m)

A carpeted single bedroom of excellent proportions. There is a double width wardrobe excluded from dimensions provided, radiator and front window enjoying some generous sea views.

Bathroom WC Shower 7' 10" x 4' 8" (2.39m x 1.42m)

With a white suite comprising WC, basin with vanity cupboard under and bath with glass screen and electric shower over. Obscure front window with tiled sill and chrome heated towel rail. Ceramic tiled flooring and extractor.





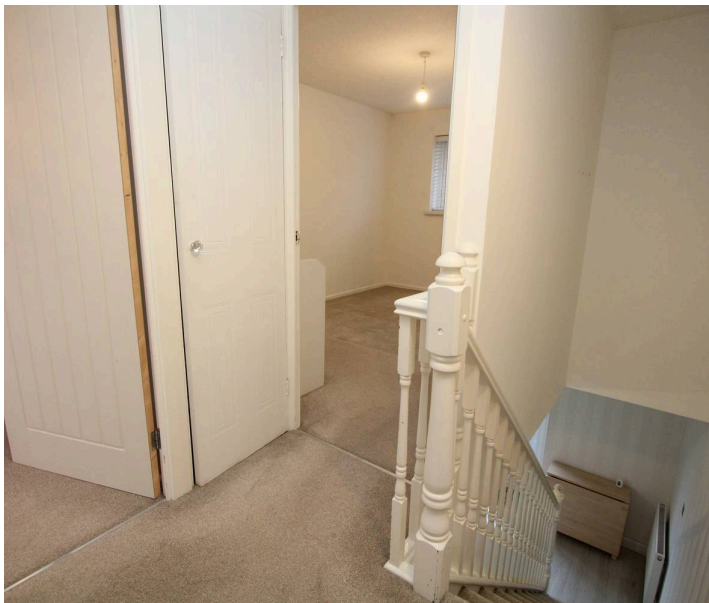
REAR GARDEN

A great size enclosed rear garden which comprises a full width of patio plus lawned section (currently covered with weighted tarpaulin) with planted border. Timber fenced boundaries and private aspect to the rear. Feature apple tree.

DRIVEWAY

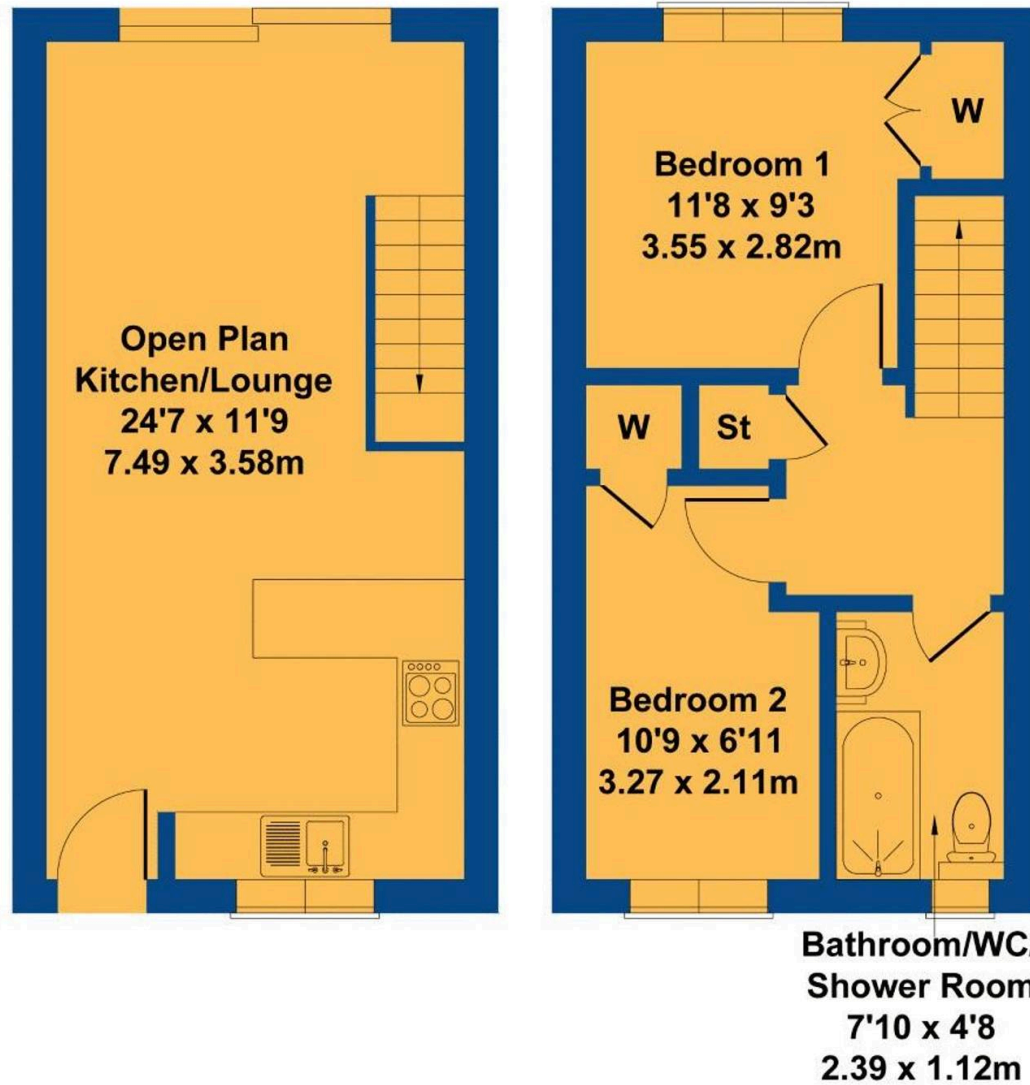
2 Parking Spaces

Side by side space for two vehicles. A path leads to the front door and side with a gate to the rear garden.



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Approximate Gross Internal Area
603 sq ft - 56 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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