





23 Heol Y Dryw

Rhoose, Barry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 DOUBLE BEDROOMS – BOTH WITH BUILT IN WARDROBES
- SPACIOUS LIVING ROOM WITH DOORS TO GARDEN
- ENCLOSED SOUTHERLY REAR GARDEN
- EPC RATING C71
- MODERN KITCHEN AND WHITE BATHROOM
- CLOAKROOM/WC; 2 CAR DRIVE AREA





Hallway

Access via a wooden door with double glazed panel. Laminate flooring with matching panel doors off to Kitchen, Living room and downstairs WC. Carpeted stairs leading to 1st floor. Radiator.

WC

4' 11" x 2' 11" (1.49m x 0.89m)

White WC with corner wash basin. Tiled flooring and splashback. Obscure double glazed front window. Radiator.

Kitchen

8' 4" x 6' 11" (2.54m x 2.11m)

With matching eye and base level units in wood effect with contrasting worktop. Stainless steel sink inset with mixer tap over. Single oven and four ring gas hob with extractor hood over. Space for fridge freezer and washing machine as required. Tiled flooring. Wall mounted boiler and high level fuse box. Double glazed front window. Convector heater within the kickboard.

Living Room

16' 2" x 13' 7" (4.92m x 4.15m)

With a continuation of the laminate flooring. Double glazed French doors and window to rear. Radiator and handy storage cupboard.



Landing

Carpeted with matching panel doors leading to both bedrooms and bathroom. Loft hatch.

Bedroom 1

13' 7" x 11' 1" (4.14m x 3.37m)

A carpeted double bedroom with two double glazed windows to the front. Two radiators and a large double built-in wardrobe over the stairs.



Bedroom 2

13' 7" x 9' 6" (4.15m x 2.90m)

Carpeted bedroom with two double glazed windows to the rear of the property with sea views. Two radiators and a handy double width built-in wardrobe.

Bathroom

7' 1" x 6' 6" (2.17m x 1.98m)

Suite comprising of white WC, pedestal basin, and bath with thermostatic shower over. Tiled flooring and tiled splashback. Radiator and extractor, plus shaving point. Mirror tiles over wash basin.





REAR GARDEN

With full width decking and lower level chipped area. This south facing garden is fully enclosed by timber fencing (some of which is in need of repair).

FRONT GARDEN

The boundary for the front runs just prior to the railings. There are planted areas hedgerow and a small path leading to the front door. Slate chippings to the front. Gas and electric meter boxes. Two outside water taps

ALLOCATED PARKING

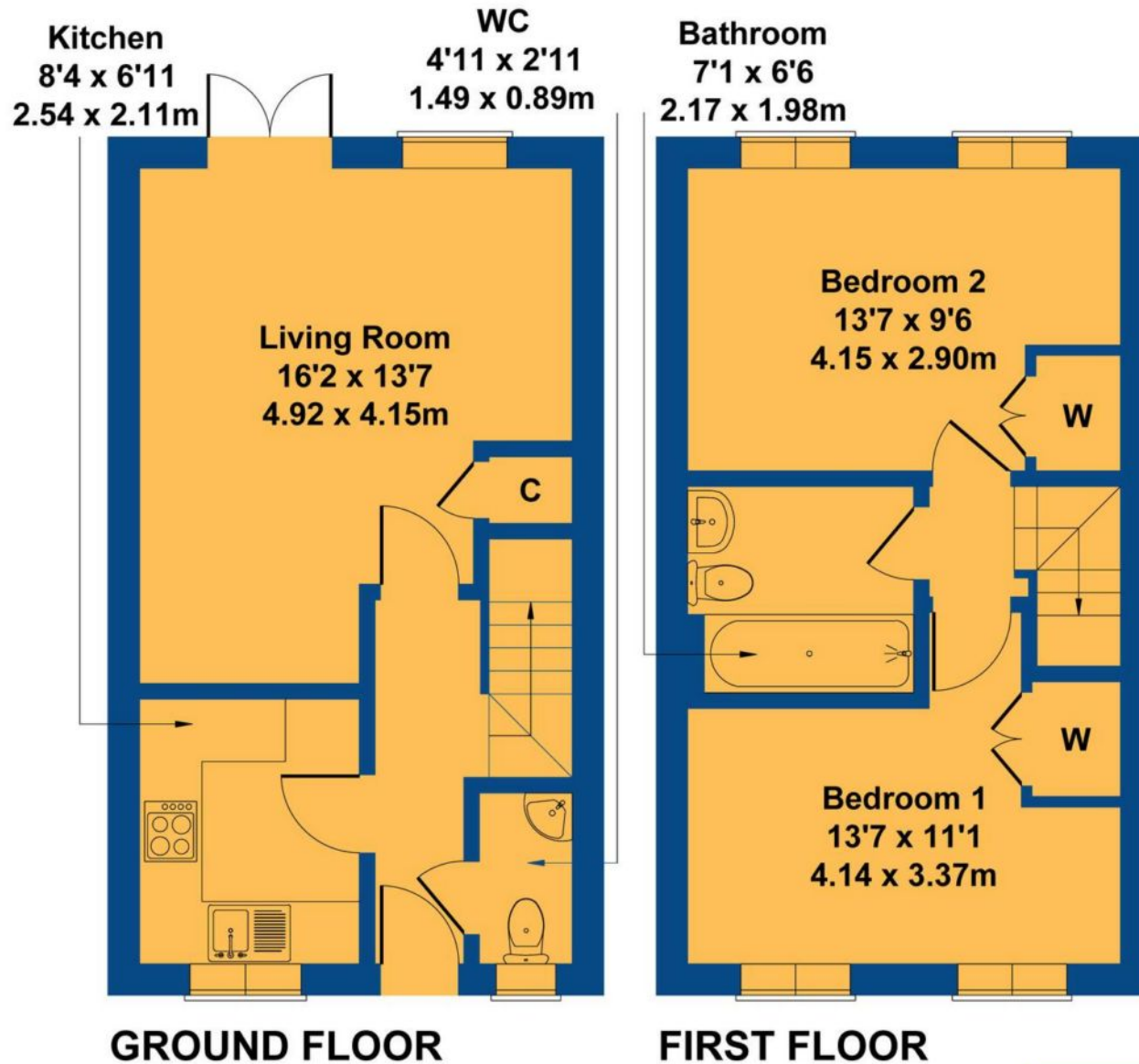
2 Parking Spaces

Located at the rear of the property there are two parking spaces allocated to this property within a small communal parking area.



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Approximate Gross Internal Area
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2025
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Chris Davies Estate Agents

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

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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