





27 Heol Pilipala

Rhoose, Barry

DETACHED family home with NO ONWARD CHAIN located in the popular Rhoose Point development. Accommodation comprises entrance hall, WC, large lounge and a kitchen breakfast room with doors onto the rear garden. The first floor has a family bathroom, en suite and three double bedrooms. The front is lawned, alongside the drive which leads to the garage and the rear is fully enclosed, with patio and level lawn.

This modern home is located within walking distance of the beautiful coastal paths of the Vale, beaches and the rail station plus a short distance drive to the village of Rhoose. School catchment includes Rhoose Primary, Ysgol Sant Baruc, All Saints, St Helens plus the comprehensive schools of Bro Morgannwg, Cowbridge and St Richard Gwyn.

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- LARGE LOUNGE; KITCHEN BREAKFAST ROOM
- GARAGE AND DRIVEWAY
- ENCLOSED REAR GARDEN WITH LAWN AND PATIO
- EPC C73





Entrance Hall

5' 10" x 4' 9" (1.77m x 1.45m)

Carpeted hall with foot wipe mat section. Stairs to the first floor and front aspect window. Radiator. Doors to WC and living room.

WC

5' 1" x 2' 10" (1.56m x 0.87m)

White WC with button flush and corner wash basin. Radiator and front aspect window.

Living Room

19' 0" x 10' 10" (5.78m x 3.31m)

A good size lounge with window overlooking the garden. Radiator and under stair recess. Door to kitchen.

Kitchen Diner

14' 11" x 8' 3" (4.54m x 2.51m)

A wide range of fitted eye level and base units with work surfaces over plus one and a half bowl sink unit. Integrated fridge freezer, gas hob and electric oven. Concealed boiler. Space and plumbing for appliances. Tiled floor, radiator and space for table and chairs. Double opening doors to rear garden.

Landing

Carpeted with loft hatch and doors to airing cupboard (housing water tank), three bedrooms and bathroom.

Bedroom One

14' 1" x 11' 5" (4.30m x 3.47m)

Carpeted double bedroom with front aspect window and radiator. Triple fitted wardrobes. Door to en suite.

En Suite

10' 8" x 3' 3" (3.26m x 0.98m)

Shower cubicle, fully tiled with thermostatic shower inset, WC and pedestal wash basin. Side aspect window and radiator. Tiled floor. Measurements include shower cubicle depth.

Bedroom Two

12' 2" x 11' 0" (3.70m x 3.35m)

Carpeted double bedroom with rear aspect window





Bedroom Two

12' 2" x 11' 0" (3.70m x 3.35m)

Carpeted double bedroom with rear aspect window and radiator. Measurements include door recess.

Bedroom Three

11' 1" x 8' 4" (3.38m x 2.55m)

Carpeted double bedroom with rear aspect window and radiator.

Bathroom

7' 8" x 6' 3" (2.33m x 1.91m)

White suite – bath with shower attachment off mixer, WC and pedestal wash basin. Partial tiled walls. Side aspect window and radiator. Vinyl floor.

Front Garden Lawn and established shrubs. Pathway to front door.

Rear Garden A level rear garden with patio area, lawn and decking. Side access with gate to front.

Garage Up and over door.

Driveway Off road parking for 1 car, directly in front of the garage.







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