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## 37 Rhoose Way, Barry CF62 3FB £279,950 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

Welcome to this charming detached house located on Rhoose Way in the lovely village of Rhoose, Barry. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The house features two modern bathrooms, ensuring convenience and comfort for all residents. Parking is a breeze with space for two vehicles, making coming home after a long day out a stress-free experience.

Nestled in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The village of Rhoose is known for its friendly community and picturesque surroundings, providing a delightful setting to call home.

Don't miss out on the opportunity to make this charming house your own. Whether you're looking for a place to settle down or a new investment opportunity, this property has the potential to be the perfect fit for you. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful home on Rhoose Way.



## FRONT

Four courted front with laid decorative chippings. Paved pathway leading to UPVC composite front door. Driveway side access to rear.

## Entrance Hallway

5'11 x 6'04 (1.80m x 1.93m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door within obscured glass insert. Fitted carpet staircase rising to the first floor landing. Wooden door leading through to living room.

## Living Room

11'11 x 13'10 (3.63m x 4.22m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the entrance hallway. Further wooden door leading through to Kitchen / dining area.

## Kitchen / Dining

13'00 x 15'03 (3.96m x 4.65m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors and side windows leading to rear garden. A Modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Integrated four ring gas hob. Integrated Fan assisted oven. Integrated dishwasher. Space for washing machine. Space for fridge / freezer. porcelain tiled splashback's. Wooden door leading to under stairs storage. Further wooden door leading to W.C. Cloakroom.

## W.C Cloakroom

3'04 x 5'11 (1.02m x 1.80m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled cistern toilet. Ceramic tiled splashback's. Wooden door leading through to the kitchen dining area.

## FIRST FLOOR

### First Floor Landing

4'08 x 9'05 (1.42m x 2.87m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wall mounted radiator. Wooden doors leading to bedrooms one two and bedroom three. A further wooden door leading to the family bathroom.

### Bedroom One

9'08 x 11'01 (2.95m x 3.38m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to the ensuite shower room, built-in double wardrobes.

### En-Suite Shower Room

5'04 x 5'08 (1.63m x 1.73m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet. Shower cubicle with electric powered shower overhead. Ceramic tiled splashback's. Wooden door leading to the master bedroom.

### Bedroom Two

8'05 x 10'09 (2.57m x 3.28m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial views over the Channel. Wooden door leading to first floor landing. Built-in double wardrobes.

### Bedroom Three

6'06 x 11'06 (1.98m x 3.51m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wooden door leading to the first floor landing.

### Family Bathroom

5'06 x 6'08 (1.68m x 2.03m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Ceramic tiled splash backs. Pedestal wash hand basin. Close coupled toilet. Bath. Wooden door leading to the first floor landing.

## REAR

An enclosed rear garden with feather edged fencing surrounding. Side access to front. Paved

patio area. Laid decorative sandstone chippings. Raise decked area providing ample space for garden furniture. Establish shrubbery. UPVC double glazed French doors leading to the kitchen / dining room.

## COUNCIL TAX

Council tax band D

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

