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## 15 Rhodfa Felin, Barry CF62 6LX Offers In The Region Of £440,000

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

A beautifully presented, four bedroomed detached property ideally placed in a close, situated on the Woodlands Rise area of Barry. Within close proximity of Pontypridd Road leading to Culverhouse Cross/M4, Primary and Comprehensive schools close by. Ideally placed with purpose built paths throughout the estate leading to Porthceri Country Park and numerous beaches.

Briefly comprising, entrance hallway, living room, sitting room, kitchen, dining room, utility room, and w.c. cloakroom. To the first floor, four bedrooms, master with ensuite, and a family bathroom. To the rear, a private, enclosed landscaped garden with gated side access, patio area leading to a further decked patio area providing space for patio table and chairs, laid to lawn and planted established shrubbery. There is also an additional side area with raised flower beds and space for a garden shed or storage. To the front, a block paved double driveway providing more than ample parking, laid to lawn and planted established shrubbery.

UPVC double glazed windows and gas central heating via a 2022 combination boiler.

Viewing highly recommended.





## FRONT

Enclosed front garden, Double block paved driveway. Laid to lawn. Planted established shrubbery. Block paved pathway leading to a composite front door. Side access to rear.

## Entrance Hallway

4'09 x 4'10 (1.45m x 1.47m)

Textured ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Fitted carpet staircase rising to the first floor. Composite front door with obscured glass insert. Wood panelled door leading through to the living room.

## Living Room

10'10 x 15'10 (3.30m x 4.83m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Electric fire with marble surround and hearth. UPVC double glazed Box bay window to the front elevation. Wood panelled door leading through to the entrance hallway. Through opening to sitting-room.

## Sitting Room

8'06 x 8'11 (2.59m x 2.72m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Wood panelled door leading through to kitchen. Through opening to the living area.

## Dining Room

8'08 x 17'06 (2.64m x 5.33m)

Textured ceiling with coving, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to storage housing a wall mounted combination boiler. Wood panelled door via one step leading to the kitchen.

## Kitchen

11'00 x 11'04 (3.35m x 3.45m)

Textured ceiling, smoothly plastered walls. Porcelain tiled flooring. Wall mounted towel rail. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Composite 1 1/2 bowl sink. Integrated four ring gas hob. Integrated oven. Space for dishwasher. Space for fridge / freezer. Wood panelled doors leading to the living room, dining room and utility area. Access to under stairs storage.

## Utility Room

4'09 x 5'07 (1.45m x 1.70m)

Textured ceiling, smoothly plastered walls. Continuation of porcelain tiled flooring. Composite door leading to the rear garden. Space for washing machine, Space for wine chiller. Wood laminate worktop. Porcelain tiled splashback's. Wood panelled door leading through to the W.C. Wood panelled door leading to the kitchen.

## W.C Cloakroom

3'08 x 5'05 (1.12m x 1.65m)

Textured ceiling, smoothly plastered walls. Continuation of porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to rear elevation. Vanity wash hand basin. Close coupled toilet. Wood panelled door. Leading through to the utility area.

## FIRST FLOOR

### First Floor Landing

5'04 x 10'00 (1.63m x 3.05m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two, three and bedroom four. A further wood panelled door leading to the family bathroom.

### Bedroom One

9'04 x 19'05 (2.84m x 5.92m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to an en-suite shower room. A further wood panelled door leading through to the first floor landing.

### En-Suite

5'05 x 5'08 (1.65m x 1.73m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin. Vanity toilet. Shower thermostatically controlled shower overhead. Ceramic tiled splashback's. Wood panelled door leading through to the master bedroom.

### Bedroom Two

10'11 x 13'06 (3.33m x 4.11m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the first floor landing.

### Bedroom Three

8'11 x 10'01 (2.72m x 3.07m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

### Bedroom Four

7'08 x 9'05 (2.34m x 2.87m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

### Family Bathroom

6'05 x 6'09 (1.96m x 2.06m)

Textured ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashback's. Fitted carpet flooring. Wall mounted towel rail. UPVC double glazed window to the rear elevation with obscured glass. Bath, pedestal wash hand basin, close coupled toilet. Wood panelled door leading through to the first floor landing.

## REAR

An enclosed larger than average rear garden. Paved terraced area. Raised decked area providing ample room for garden furniture. Laid to lawn. Planted established shrubbery. Further area to the side of the property with raised flower beds with planted established shrubbery and space for garden shed. Side access to front.

## COUNCIL TAX

Council tax band F

## 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.

## PHOTOGRAPH DISCLAIMER

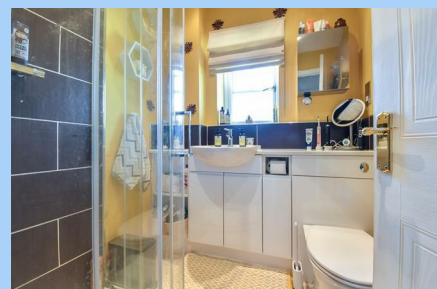
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.



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