



23 Rhodfa Cambo, Barry CF62 5BS £390,000 Freehold

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

Nestled in the charming area of Rhodfa Cambo, Barry, this delightful detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, including a master suite complete with an en-suite shower room and a family bathroom, this property is ideal for families seeking both space and privacy.

The home boasts an inviting and spacious reception room, providing ample space for relaxation and entertaining guests, a modern fitted kitchen with integrated appliances and a spacious area for dining furniture. The layout is designed to enhance spacious living, ensuring that every corner of the home feels open and welcoming. This property also benefits from a utility room and w.c cloakroom.

Outside, the property features an enclosed larger than average rear garden. The garage and parking space for two vehicles add to the practicality of this lovely home, making it easy to come and go as you please.

Situated close to the picturesque waterfront, residents can enjoy leisurely walks along the coast and take advantage of the local amenities that Barry has to offer. This property offers ideal location and spacious design, it presents a wonderful opportunity for those looking to settle in a vibrant community.



FRONT

Driveway with access to garage. Laid to Lawn. Planted established shrubbery. Composite front door leading to the entrance hallway. Side access to the rear.

Entrance Hallway

6'01 x 11'08 (1.85m x 3.56m)

Smoothly plastered ceilings. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to the living room and kitchen / dining. Access to under stairs storage. Composite front door with obscured glass insert.

Living Room

10'11 x 15'11 (3.33m x 4.85m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. Wood panelled door leading through to the entrance hallway.

Kitchen / Dining

11'04 x 17'02 (3.45m x 5.23m)

Smoothly plastered ceiling with inset and pendant lighting, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors and side windows leading out to the garden. A modern fitted kitchen, comprising of wall and base units. Wood laminate worktops and upstands. Stainless steel 1 1/2 bowl sink. Integrated induction hob. Integrated oven, stainless steel cooker hood. Integrated fridge / freezer, integrated dishwasher.

Utility Room

5'02 x 6'08 (1.57m x 2.03m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Wood laminate flooring. Wall mounted radiator. Composite door leading to the rear garden. Wood panelled door leading to a W.C. Cloakroom. Wall and base units. Wood laminate worktop and upstands. Space for washing machine, space for tumble dryer.

W.C Cloakroom

3'01 x 5'02 (0.94m x 1.57m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled splashbacks. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the utility room.

FIRST FLOOR

First Floor Landing

6'04 x 10'04 (1.93m x 3.15m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase leading to 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

13'01 x 13'08 (3.99m x 4.17m)

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

En-Suite Shower

5'04 x 6'08 (1.63m x 2.03m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Double shower with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Ceramic tiled splashback's. Wood panelled door leading through to the master bedroom.

Bedroom Two

10'01 x 12'11 (3.07m x 3.94m)

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

Bedroom Three

10'04 x 11'06 (3.15m x 3.51m)

Smoothly plastered 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

9'06 x 10'02 (2.90m x 3.10m)

Smoothly plastered 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

6'01 x 7'00 (1.85m x 2.13m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath with thermostatically controlled shower overhead. Pedestal wash basin, close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

A large enclosed rear garden. Laid to lawn. Feather edged fencing surrounding. Laid decorative bark. UPVC double glazed French doors leading to the Kitchen/Dining. Side access to front.

GARAGE

9'09 x 19'08 (2.97m x 5.99m)

Up and over garage door. Power and lighting. Wall mounted combination boiler.

COUNCIL TAX

Council tax band E

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

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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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