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43 Rhodfa Cambo, Barry CF62 5BS
£325,000 Freehold

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

Placed in the charming area of Rhodfa Cambo, Barry, this beautifully presented terraced house offers a delightful blend of modern living and stunning natural beauty. With three well-appointed bedrooms, this home is perfect for families seeking comfort and style. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the panoramic water views that stretch across the picturesque Barry Waterfront. Imagine enjoying your morning coffee or evening meals on the front terrace, where you can soak in the serene surroundings and watch the world go by. The rear garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues.

The property also includes two bathrooms, ensuring convenience for family living. Parking is made easy with a double driveway, accommodating up to two vehicles, which is a rare find in such a desirable location.

This 3/4 bedroom townhouse is not just a house; it is a show home style family home that exudes warmth and charm. With its prime location and stunning views, it presents an exceptional opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this beautiful property your new home.

FRONT
French doors open to a front terrace with wrought iron fencing and a paved patio with steps descending to the side, offering panoramic water views.

Entrance Hallway
The entrance hallway has a smooth plastered ceiling and walls, wood-effect flooring, and a double storage cupboard for cloaks. A composite glass panel door opens from the entrance, with wooden doors leading to a WC cloakroom, a study/bedroom, and the kitchen/dining room. Carpeted stairs rise to the first floor.

Kitchen/Dining Room
20'3 x 12'9 (6.17m x 3.89m)
This open-plan area has a smooth plastered ceiling with inset spotlights, smooth plastered walls, and a continuation of the wood-effect flooring. There is an under-stair storage cupboard and a wall-mounted radiator. The kitchen section comprises a selection of wall-mounted and base units with wood-effect work surfaces, an integrated dishwasher, a 70/30 fridge freezer, a gas hob with an electric fan-assisted oven under, a one-and-a-half sink with a mixer tap, and an integrated washing machine.

W.C/Cloakroom
5'3 x 2'9 (1.60m x 0.84m)
Smooth plastered ceiling with inset spotlights and an extractor fan, plastered walls with ceramic tiles, and wood-effect flooring. It contains a wall-mounted mirror, a corner pedestal wash hand basin with a mixer tap, a wall-mounted radiator, and a close-coupled toilet.

Study/Bedroom
9'4 x 6'0 (2.84m x 1.83m)
Features a plastered ceiling, plastered walls with a tartan feature wallpaper, and wood-effect flooring. A uPVC double-glazed window overlooks the rear garden.

FIRST FLOOR

Landing
The first-floor landing features a smooth plastered ceiling and walls, fitted carpet, and a wooden balustrade. Stairs rise to the second floor, and wooden doors open to the living room and master bedroom.

Living Room
12'9 x 11'9 (3.89m x 3.58m)
Plastered ceiling, plastered walls, and fitted carpet. It includes two wall-mounted radiators, a floor-to-ceiling uPVC double-glazed window, and French doors with a Juliet balcony, providing panoramic water views across Barry Waterfront.

Bedroom One
12'7 x 10'1 (3.84m x 3.07m)
The master bedroom features a plastered ceiling, plastered walls, and fitted carpet. It has double uPVC double-glazed windows overlooking the rear, a wall-mounted radiator, and a door leading to the en-suite.

En-Suite
7'1 x 5'1 (2.16m x 1.55m)
Plastered ceiling with inset spotlights and an extractor fan, plastered walls, and wood-effect flooring with splashback ceramic tiles. It is equipped with a feature mirror, a walk-in shower cubicle with a sliding glass screen and electric shower, a pedestal wash basin with a mixer tap, a close-coupled toilet, and a vertical wall-mounted heater.

SECOND FLOOR

Landing
The landing has smooth plastered ceilings and walls, a fitted carpet, a wooden staircase, and a wall-mounted radiator. Doors provide access to two bedrooms and the family bathroom.

Bedroom Two
13'3 x 11'4 (4.04m x 3.45m)
This room features a plastered ceiling, plastered walls, and fitted carpet flooring. It includes a wall-mounted radiator, a storage cupboard, and two uPVC double-glazed windows (one floor-to-ceiling) that offer panoramic sea views over the waterfront.

Bedroom Three
12'9 x 10'9 (3.89m x 3.28m)
Plastered ceiling, plastered walls with a wooden panelled feature wall, and wood-effect flooring. It also contains a storage cupboard and double uPVC double-glazed windows overlooking the rear.

Family Bathroom
6'4 x 5'9 (1.93m x 1.75m)
The bathroom has a plastered ceiling with inset spotlights and an extractor fan, plastered walls with part ceramic tiling, and wood-effect flooring. Fittings include a mirror, a pedestal wash basin with a mixer tap, a close-coupled toilet, a wall-mounted towel rail heater, and a bath with a mixer tap.

REAR GARDEN
The garden includes a paved patio area, enclosed by brick-built walls and feather-edge fencing. There is a gate leading to a double driveway, along with outside lighting and a tap. Parking for two vehicles and EV charging sockets.

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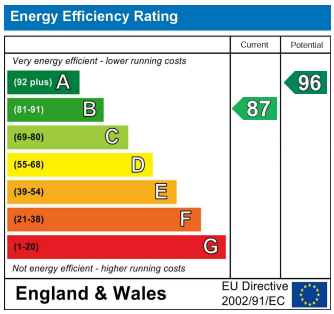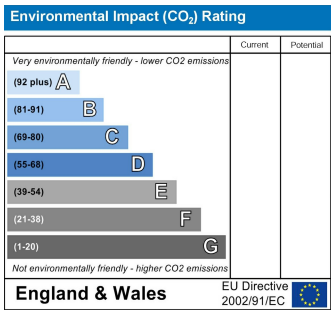
TENURE
We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.