







## 26 Heol Pilipala

Rhoose, Barry

Detached three bedroom home with garage, driveway, and fully enclosed rear garden. Located in Cowbridge Comprehensive catchment. Modern kitchen, spacious lounge, and contemporary bathroom.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 BEDROOM, DETACHED HOME
- FULLY ENCLOSED REAR GARDEN
- THREE DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- WITHIN COWBRIDGE COMP CATCHMENT







### Entrance hallway

Accessed via a UPVC door with obscure glazed panels. LVT flooring with matching doors leading to living room and WC. Radiator. Carpeted dog leg stairs leading to the first floor with further double glazed window, which allows in lots of natural light.

### WC

5' 3" x 2' 10" (1.59m x 0.87m)

With a continuation of the LVT flooring, this Handy downstairs WC comprises of close couple WC, radiator and corner wash basin with tiled splashback. Front obscure glazed window.

### Living Room

18' 11" x 10' 10" (5.77m x 3.29m)

With a continuation of the LVT flooring, this spacious living room comprises of rear facing double glazed window, radiator. A central focal point is the freestanding electric woodburning effect stove on a slate hearth.

### Kitchen

14' 10" x 8' 4" (4.53m x 2.53m)

Off the living room is a modern kitchen with ceramic tiled flooring, matching eye and base level units with contrasting worktop. Stainless steel one and a half bowl sink inset. Four ring gas hob with electric oven under and integrated fridge/ freezer. Space for washing machine. Space for a table and chairs. UPVC double glazed French doors allow access to rear garden and a further double glazed window to the side of the property allows in natural light. The boiler is contained within a matching wall mounted unit. Radiator.

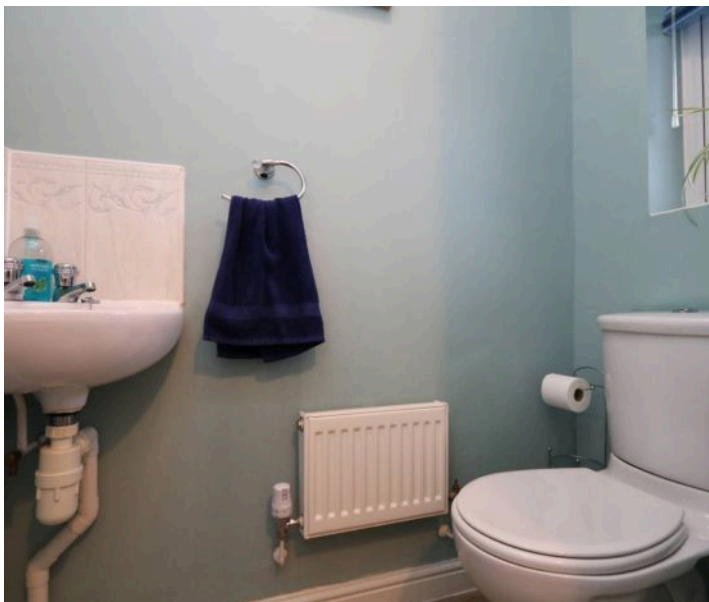
### Landing

Carpeted with doors leading to the three bedrooms, family bathroom and airing cupboard which houses the immersion tank. Loft hatch.

### Bedroom One

14' 1" x 11' 5" (4.30m x 3.49m)

A carpeted Z shaped bedroom with double aspect front facing UPVC windows. Triple built in wardrobes







### **Bedroom One**

14' 1" x 11' 5" (4.30m x 3.49m)

A carpeted Z shaped bedroom with double aspect front facing UPVC windows. Triple built in wardrobes. Radiator with further door leading to the ensuite.

### **En-suite**

10' 8" x 3' 3" (3.25m x 0.99m)

With ceramic tiled flooring, a fully tiled double width thermostatic shower unit. Close couple WC, wash basin and shaving point. Ceramic tiled to waist level. Obscure glazed side window. Radiator and wall mounted towel rail.

### **Bedroom Two**

11' 0" x 12' 2" (3.35m x 3.72m)

A carpeted double bedroom with rear double glazed window and radiator.

### **Bedroom Three**

11' 2" x 8' 5" (3.41m x 2.57m)

A spacious carpeted bedroom with double glazed rear window and radiator.

### **Bathroom**

7' 8" x 6' 4" (2.33m x 1.94m)

With ceramic tiled flooring, bath close couple WC and wash basin. The bath has a shower fixture attached to the mixer taps Shaving point. Wall mounted mirrored vanity cupboard. Obscure double glazed side window, ceramic tiles to waist level. Radiator and modern wall mounted towel rail.







## REAR GARDEN

A well maintained rear garden comprises of a slabbed patio area with Cotswold style stone chippings. A further level lawned area with mature shrub borders. Raised composite decked area with covered wooden seat. Fully enclosed by timber fencing and a pergola. A wooden gate to the side of the property allows access to the front of the property. Outdoor tap.

## FRONT GARDEN

Lawn and established shrubs. Pathway to front door.

## GARAGE

Single Garage

Access via and up and over door. Power and lighting provided

## DRIVEWAY

2 Parking Spaces

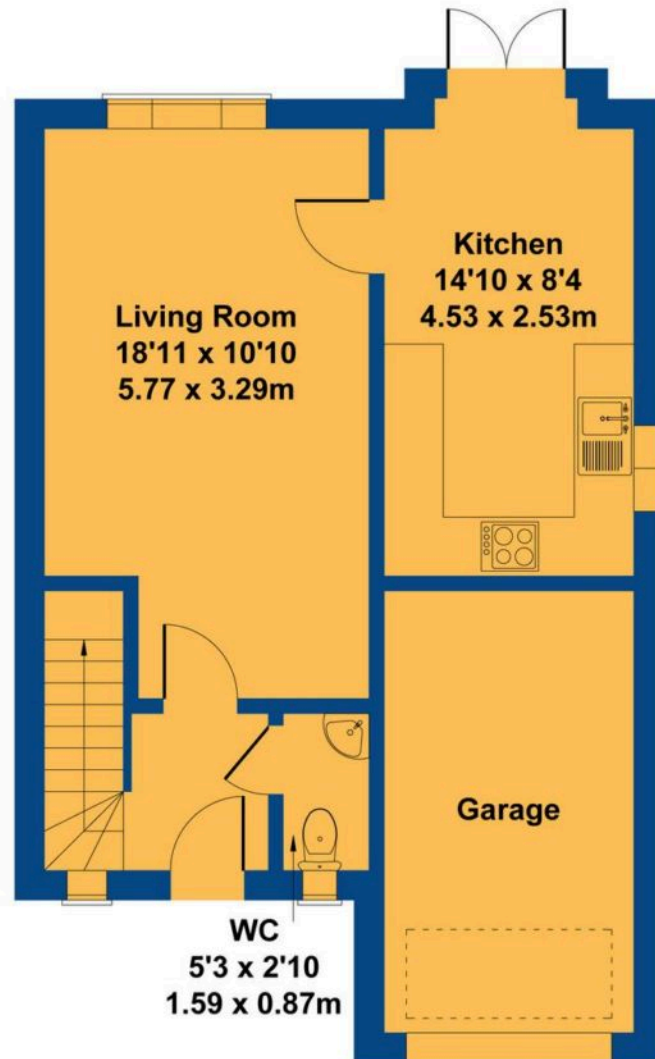
A tarmac drive provides parking for two vehicles in tandem.



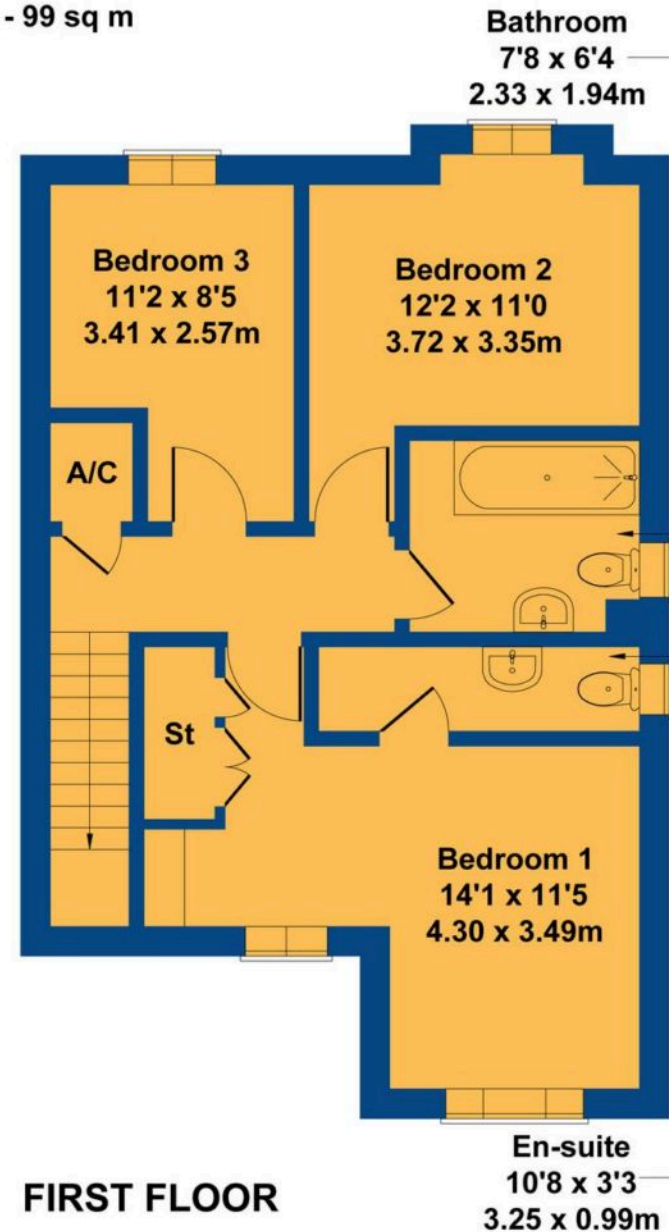


# 26 Heol Pilipala

Approximate Gross Internal Area  
1066 sq ft - 99 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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