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## 9 Rhoose Way, Barry CF62 3FB £399,950 Freehold

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

Situated in the desirable Golwg-Y-Mor development at the entrance of Rhoose Village, this beautifully presented four-bedroom detached home on Rhoose Way offers a perfect blend of modern living and convenience. Built by Taylor Wimpey in 2017, this 'Downham' style residence comes with the added peace of mind of an NHBC guarantee.

Upon entering, you are greeted by a welcoming hallway that leads to a light and airy living room, ideal for relaxation with double doors leading to the kitchen / dining area. The ground floor also features a convenient W.C cloakroom, a spacious dining area, and a high gloss fitted kitchen equipped with integrated appliances. The kitchen is designed for both functionality and style, with ample space for a dining table and French doors that open onto the rear garden, creating a seamless indoor-outdoor living experience.

The first floor boasts a master bedroom complete with fitted wardrobes and an en-suite shower room, ensuring privacy and comfort. Bedroom two also benefits from built-in wardrobes and its own en-suite shower room, while bedrooms three and four are generously sized double rooms. A large family bathroom serves the home, providing ample facilities for family and guests alike.

Externally, the property features a low-maintenance front garden and a garage with light and power, offering parking for up to two vehicles. The private enclosed rear garden is a delightful retreat, featuring a laid lawn and a porcelain tiled patio area, perfect for entertaining or enjoying a quiet evening outdoors.

With its proximity to local shops, schools, public transport, and other amenities, this home is not only a beautiful space but also a practical choice for families seeking a vibrant community. This property truly represents a wonderful opportunity to enjoy modern living in a sought-after location.



## FRONT

Double driveway with access via an up and over door to a garage. Laid to lawn. Planted established shrubbery. Side access to rear. Composite front door leading to the entrance hallway.

### Entrance Hallway

6'06 x 15'11 (1.98m x 4.85m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Porcelain tiled floors. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panel doors leading to living room, WC cloakroom and kitchen dining.

### W.C Cloakroom

2'09 x 5'06 (0.84m x 1.68m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Pedestal wash hand basin with ceramic tiled splashbacks. Close coupled toilet.

### Living Room

10'08 x 18'03 (3.25m x 5.56m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. Wood panelled double doors leading through to the kitchen / dining. Wood panelled door leading to the entrance hallway.

### Kitchen / Dining

9'07 x 28'00 (2.92m x 8.53m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiators. UPVC double glazed windows to the rear elevation. UPVC double glazed French doors leading out to the rear garden. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Stainless steel 1 1/2 bowl sink. Integrated four ring gas hob with stainless steel splash back. Stainless steel hood, integrated double oven. Integrated washing machine, Integrated dishwasher. Space for fridge / freezer. Ample room for dining furniture. Double wood panelled doors leading through to the living room. Wood panelled door leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

6'10 x 11'00 (2.08m x 3.35m)

Smoothly plastered 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 and bedroom three. Further wood panelled doors leading to bedroom four and the family bathroom. Access to airing cupboard and storage cupboard.

### Bedroom One

10'10 x 15'00 (3.30m x 4.57m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Double wardrobes and a single built-in wardrobe. Wood panel door leading to an en-suite shower room.

### En-Suite

6'02 x 6'06 (1.88m x 1.98m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring. Ceramic tiled splashback's. Double shower with thermostatically controlled shower overhead. Wall mounted radiator. Pedestal wash hand basin, close coupled toilet.

### Bedroom Two

12'07 x 13'03 (3.84m x 4.04m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in double wardrobes. Over stairs storage. Wood panel door leading to an en-suite shower room.

### En-Suite

6'00 x 9'10 (1.83m x 3.00m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring and splashback's. Wall mounted radiator. Pedestal wash basin, close coupled toilet. Double shower with thermostatically controlled shower overhead.

### Bedroom Three

9'10 x 10'01 (3.00m x 3.07m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wood panel door leading through to the first floor landing.

### Bedroom Four

8'09 x 10'01 (2.67m x 3.07m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with far-reaching channel views. Built-in double wardrobe. Wood panel door leading through to the first floor landing.

### Family Bathroom

6'01 x 7'05 (1.85m x 2.26m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashbacks. Vanity wash hand basin and WC, bath. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation.

## REAR

An enclosed rear garden with Laid to lawn. Porcelain pathway leading to steps descending to a large porcelain tiled patio area, walled enclosure with integrated lighting. Feather edged fencing surrounding. Side access to front.

## GARAGE

9'01 x 19'09 (2.77m x 6.02m)

Smoothly plastered ceiling, smoothly plastered walls. Up and over garage door. Power and lighting. Wall mounted boiler.

## 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

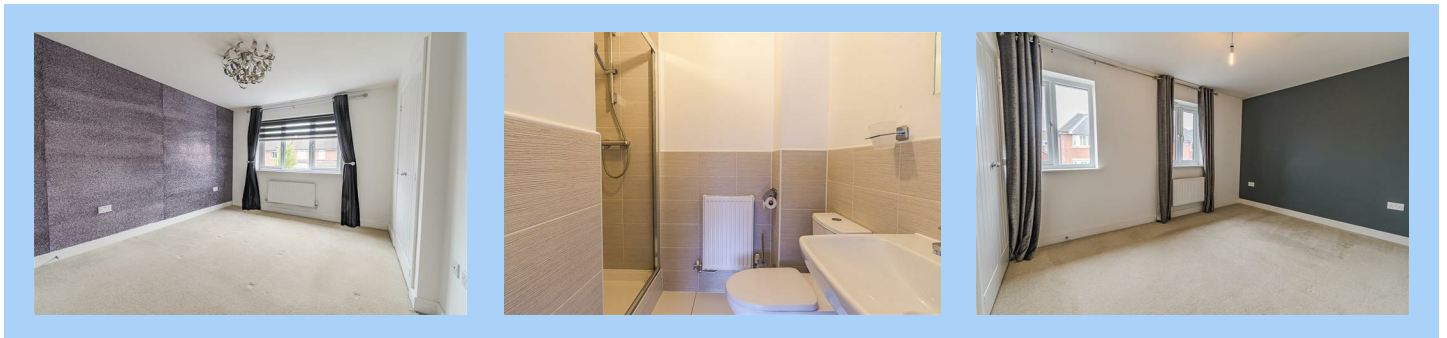
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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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