







## 8 Showle Acre

Rhose, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 BEDROOM PROPERTY IN A CUL DE SAC
- ENCLOSED SOUTHERLY REAR GARDEN
- MODERN KITCHEN AND SPACIOUS LOUNGE/DINER
- CLOAKROOM/WC AND 1ST FLOOR BATHROOM/WC
- SIDE DRIVEWAY FOR TWO VEHICLES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING TO BE CONFIRMED







**Entrance Hall** – Accessed via steel coated door with opaque glazing. Laminate flooring. Panelled doors to WC, kitchen, living room and under stair storage cupboard. Stairs to first floor. Radiator.

**Cloakroom/WC** – 6' 3" x 2' 9" (1.90m x 0.84m)  
Close coupled WC and wall hung wash basin. Radiator. Window to front

**Living Room** – 16' 6" x 15' 5" (5.03m x 4.71m)  
Carpeted reception room with sliding doors to the enclosed rear garden plus an additional side window. Two radiators.

**Kitchen** – 8' 11" x 7' 7" (2.73m x 2.31m)  
Fitted with eye level and base units in a Shaker style and complemented by modern work tops which have a stainless steel sink unit inset. Space for appliances. Tiled splash backs. Front window.

**Landing** – Carpeted matching the stairs and with doors to the three bedrooms and bathroom. Loft hatch.

**Bedroom One** – 13' 7" x 10' 1" (4.15m x 3.08m)  
Carpeted double bedroom with two rear windows. Radiator. Mirror fronted wardrobes (excluded from dimensions provided).

**Bedroom Two** – 10' 10" x 7' 10" (3.31m x 2.39m)  
Carpeted bedroom with front window, radiator and storage cupboard which houses the combi boiler.

**Bedroom Three** – 10' 2" x 7' 4" (3.11m x 2.23m)  
Carpeted bedroom with front window and radiator.

**Bathroom WC** – 6' 7" x 5' 7" (2.01m x 1.71m)  
White suite comprising WC, pedestal basin and bath with mixer shower over. Tiled splash backs and deep sill with obscure glazed window. Radiator. Mirrored cosmetics cupboard. Extractor.





### **FRONT GARDEN**

Path leading to the front door. Adjacent stone chipped section. Gated side access leading to the rear garden.

### **REAR GARDEN**

Pretty enclosed rear garden which has areas of patio, planted sections, stone chippings and lawn with stepping stone feature. Enclosed by well maintained Fencing. Note. Access point for the adjoining property to the rear of the property via a walkway.

### **ALLOCATED PARKING**

1 Parking Space

Off road parking, to the side, for two vehicles.









## Chris Davies Estate Agents

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