





## 17 Heol Pilipala

Rhoose, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 BEDROOM DETACHED HOME
- GARAGE AND DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- EPC RATING TBC
- WITHIN COWBRIDGE COMP CATCHMENT





### Entrance hallway

Accessed via a wooden door with glazed panels. Laminate flooring with matching doors leading to the living room and WC. Radiator. Wooden dog leg stairs leafing to the first floor, with a further double glazed window, which allows in natural light.

### WC

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

With a continuation of the laminate flooring, this handy downstairs WC comprises of close coupled WC and corner wash basin with a tiled splashback. Front obscure glazed window with tiled sill. Radiator.

### Living Room

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

Further continuation of the laminate flooring, this spacious living room consists of rear double glazed window, radiator and door leading to the kitchen.

### Kitchen

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

With tiled flooring, matching eye and base level units with contrasting worktop. There is a one and half bowl stainless steel sink unit with mixer tap over. Integrated fridge/ freezer, plus a 4 ring gas hob with electric oven under and extractor hood over. The boiler is encased within a matching wall mounted unit. Space for washing machine. Rear UPVC double glazed French doors allow access to the rear garden, with a further double glazed side window. Radiator and space for a small table and chairs.

### Landing

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





#### **Bedroom One**

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

A carpeted bedroom with double aspect front facing UPVC windows. Quadruple wardrobe with mirrored sliding doors. Radiator plus a further door which leads to the en-suite.

#### **En-Suite**

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

With a fully tiled double width thermostatic shower unit, close coupled WC and wash basin. Half height ceramic tiled walls, shaving point and obscure double glazed side window. Two recessed spot lights, extractor, wall mounted mirror and two wall mounted glass shelves. Radiator.

#### **Bedroom Two**

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

A large carpeted double bedroom with rear double glazed window and radiator. Fitted double wardrobe with mirrored doors.

#### **Bedroom Three**

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

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

#### **Bathroom**

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

With tiled flooring and half tiled walls, this bathroom consists of bath with mixer taps and shower unit over. Close couple WC and wash basin. Wall mounted mirror, Obscure glazed side double glazed window. Radiator. Two recessed spotlights and extractor.





## GARDEN

Laid mostly to level lawn with a decking area for seating and a further slightly raised decked area. The garden is fully enclosed by timber fencing with an outdoor electrical socket. A wooden gate allows access to the front of the property and there is an outdoor tap located to the side of the property. There is also a wooden shed which is perfect for storing garden tools (to remain) and a small shrubbed bed.

## DRIVEWAY

2 Parking Spaces

Laid to tarmac and block paving. Parking is available for two vehicles side by side.

## GARAGE

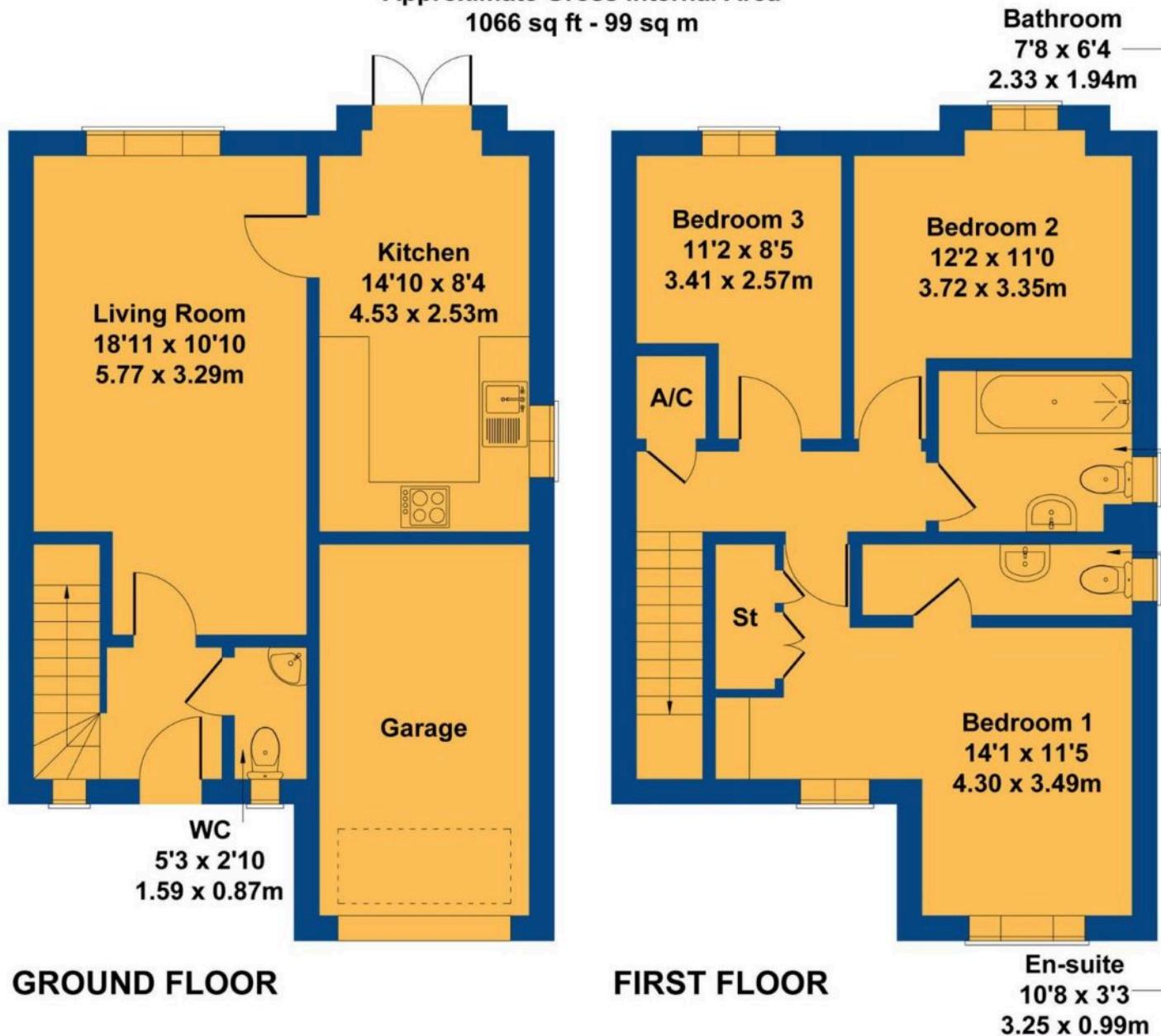
Single Garage

Accessed via an up and over door. Power and lighting is provided.



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Approximate Gross Internal Area  
1066 sq ft - 99 sq m



Not to Scale. Produced by The Plan Portal 2026  
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