





## 40 Heol Y Sianel

Rhoose, Barry

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- BEAUTIFUL DETACHED FOUR BEDROOM FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- LOW MAINTENANCE FULLY ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- CHILDREN'S PLAY PARK AND TRANSPORT LINKS NEARBY
- EPC RATING TBC
- NO ONWARD CHAIN





### **Entrance Hallway**

Accessed via a modern composite door with opaque glazed panel, there is an initial integrated matwell entrance. The hall has a luxury ceramic tiled flooring with half tile return with stainless steel coping finish, and a smooth coved ceiling. Radiator. Matching panelled doors lead to all ground floor rooms and a handy under-stair cupboard which also has adjacent an open plan style storage space. A carpeted staircase leads to the first floor.

### **Living Room**

15' 8" x 12' 8" (4.77m x 3.86m)

A great size Living Room with front windows. Laminate flooring. The focal point is that of a modern media wall, with display shelves with side and electric fire inset. Radiator.

### **Study/Console Room**

8' 6" x 6' 10" (2.59m x 2.08m)

A practical second reception room with radiator and front window. There are also media points.

### **Cloakroom/WC/Utility**

6' 10" x 5' 5" (2.08m x 1.65m)

Continuing with the luxury tiled flooring, there is a white suite with close coupled WC and wash basin with wide display shelf adjacent and vanity cupboard and shelving under. Space also for a washing machine. Opaque side window and radiator.

### **Kitchen/Diner**

26' 6" x 10' 8" (8.07m x 3.25m)

Running the full width of the property this superb room has a kitchen area which is very well appointed with matching contemporary units with complementing work-tops which have a 1.5 bowl stainless steel sink unit inset. Integrated appliances include a 4 ring gas hob with extractor over and matching splash-back. Further waist level double oven and grill, plus





integrated dishwasher. Rear double windows above the sink; two radiators. The family dining area extends beyond the kitchen area and has a further window and French style doors to the rear garden, via an integrated matwell area.

### Landing

A central carpeted landing with matching panelled doors leading off to the 4 bedrooms, bathroom and airing cupboard which houses the pressurized system. Loft hatch and radiator.

### Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)

A carpeted double bedroom with front window offering some sea views. Fitted double wardrobe, radiator and door to the en-suite.

### En-Suite

6' 5" x 5' 5" (1.95m x 1.65m)

Beautifully presented sanitaryware in white comprising a close coupled WC, pedestal basin and double thermostatic shower cubicle. Opaque front window plus the whole room is fully ceramic tiled (the shower area has a darker tile for effect). Radiator and easy wipe modern flooring.

### Bedroom Two

13' 2" x 10' 1" (4.01m x 3.07m)

A carpeted double bedroom with front window offering some sea views. Fitted double wardrobe and radiator.

### Bedroom Three

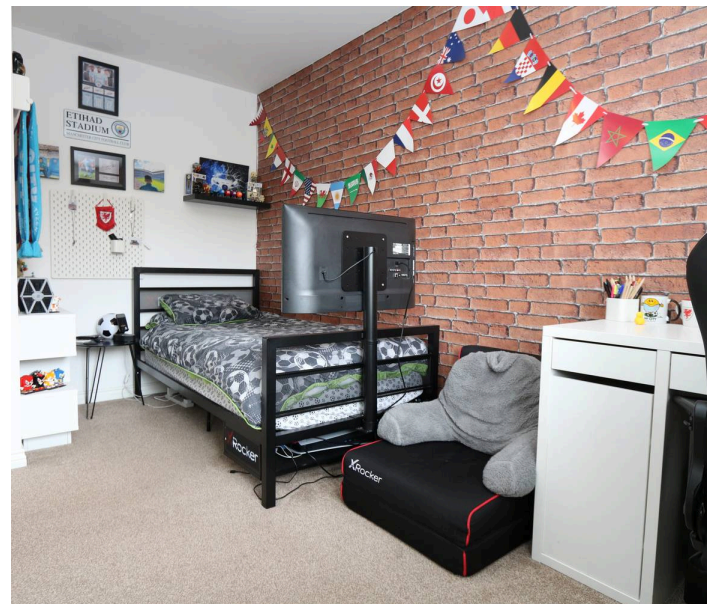
12' 10" x 9' 0" (3.91m x 2.74m)

A carpeted double bedroom with rear window and radiator.

### Bedroom Four

11' 3" x 10' 1" (3.43m x 3.07m)

A surprisingly spacious carpeted double bedroom with fitted single wardrobe, radiator and rear window.





### **Bathroom**

6' 9" x 6' 2" (2.06m x 1.88m)

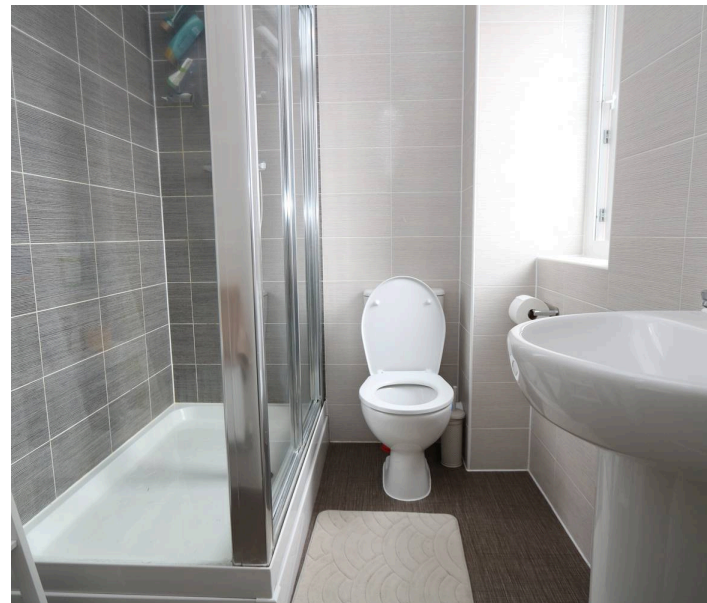
In pristine order and with a white suite comprising a close coupled WC, pedestal basin and bath. Full height ceramic tiling to the whole room including splash-backs, walls and deep display style sill with opaque rear window. Patterned tiles form a border and also a feature behind the WC and basin. Radiator and shaver point.

### **Service Charge**

The property is subject to an annual service charge of approximately £140 which is the contribution for maintenance and upkeep of the nearby park and any other communal or outside spaces

### **Driveway**

Providing space for two cars and leading to the single garage.





## REAR GARDEN

42' 12" x 36' 12" (13.1m x 11.27m)

A beautifully landscaped rear garden with multi use possibilities. Initial large slabbed patio section and on the same level is a large area of practical artificial grass with border surround covered with natural plum slate chippings to match all areas. Lower patio/BBQ area accessed by double steps leading to a lower area. Side access via secure wooden gate leads to the front of the house and driveway.

## FRONT GARDEN

Laid to false lawn for ease of maintenance and with a central slabbed path leading to the front door.

## GARAGE

## OFF STREET

## DRIVEWAY







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