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## 49 Rhodfa Cambo, Barry CF62 5BS £340,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

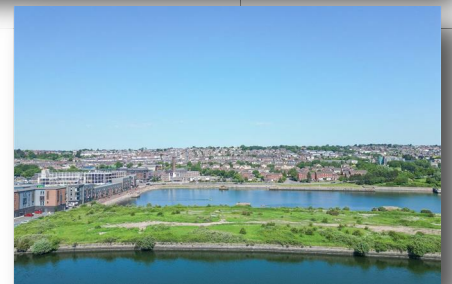
Situated in the sought-after area of Rhodfa Cambo, Barry, this beautifully presented terraced house, constructed by Barratt Homes, is a splendid opportunity for those seeking a modern family home. With three well-proportioned bedrooms and two bathrooms, a study / office or the fourth bedroom, this property is designed to accommodate the needs of contemporary living.

Upon entering, you are greeted by a gated forecourt front garden and a stylish composite front door leading into a welcoming entrance porch. The heart of the home is the spacious kitchen and dining room, which is equipped with fitted appliances, making it perfect for family meals and entertaining guests with French doors leading out to the front terrace and with views over the promenade and waterside. The ground floor also features a convenient w.c./cloakroom and a versatile room that can serve as a study, office, or the fourth bedroom, along with a cupboard that discreetly houses the gas combination boiler.

As you ascend to the first floor, you will find a bright and airy lounge that boasts stunning waterfront views, with a Juliet balcony providing a serene backdrop for relaxation. The master bedroom is complemented by an en-suite bathroom, ensuring privacy and comfort. The second floor hosts two additional double bedrooms, ideal for family or guests, along with a well-appointed family bathroom.

The property benefits from uPVC double glazing throughout, enhancing energy efficiency and comfort. Outside, the rear garden is a level, enclosed courtyard, perfect for outdoor gatherings or quiet moments in the sun. Additionally, there are two allocated parking bays, providing ample space for vehicles.

This home is ideally located within walking distance to local supermarkets, the award-winning 'GOOD SHEDS' development, and the beautiful Whitmore Bay beach. Viewing is essential to fully appreciate the charm and convenience this property offers.



## FRONT

Fourcourted front, paved patio area. Iron railings and gate leading to promenade. Uninterrupted waterside views. Composite door leading to entrance porch.

## Entrance Hallway

4'04 x 13'05 (1.32m x 4.09m)

Smoothly Plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. Wood panelled doors leading to kitchen / dining, study/office, W.C Cloakroom. Further double doors leading to a storage and wall mounted combination boiler. Fitted carpet staircase leading to the first floor. Composite door leading to a rear enclosed courtyard garden.

## Kitchen / Dining

12'10 x 19'11 (3.91m x 6.07m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the front terrace with views over the promenade and waterside. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob, integrated oven, stainless steel cooker hood and splashback. Integrated fridge / freezer. Integrated dishwasher. Integrated washing machine, stainless steel 1 1/2 bowl sink. Wood panelled door leading through to entrance porch. Further wood panelled door leading through to entrance hallway. Access to under stairs storage.

## Study / Office / Bedroom Four

6'01 x 9'02 (1.85m x 2.79m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the entrance hallway.

## W.C Cloakroom

2'11 x 5'03 (0.89m x 1.60m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. LVT flooring. Wall mounted radiator. Ceramic tiled splashbacks. Pedestal wash hand basin, close coupled toilet. Wood panelled door leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

7'06 x 8'10 (2.29m x 2.69m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. A further fitted carpet staircase rising to the second floor landing. Wood panelled doors leading to living room and master bedroom.

### Living Room

11'07 x 12'09 (3.53m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation, UPVC double glazed French doors with a Juliet balcony overlooking promenade and waterside. Wood panelled door leading through to the first floor landing.

### Bedroom One

10'00 x 12'09 (3.05m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Wood panelled door leading through to an en-suite shower room. Built-in double wardrobes. Wood panelled door leading to the first floor landing.

### En-Suite

5'00 x 7'01 (1.52m x 2.16m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashback's. Vinyl flooring. Wall mounted towel rail. Double shower with electric shower over head. Pedestal wash hand basin, close coupled toilet. Wood panelled door leading through to master.

## SECOND FLOOR

### Second Floor Landing

6'00 x 6'07 (1.83m x 2.01m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the first floor. Wood panelled doors leading to bedrooms two and bedroom three. A further wood panelled door leading to the family bathroom.

### Bedroom Two

12'09 x 12'09 (3.89m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Built-in double wardrobes. A further built-in cupboard. Wood panelled door leading to the second floor landing.

### Bedroom Three

11'00 x 11'05 ( 3.35m x 3.48m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation with views over the promenade and waterside. Built-in double wardrobes. A further built-in cupboard. Wood panelled door leading through to the second floor landing.

### Family Bathroom

5'10 x 6'05 (1.78m x 1.96m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. Ceramic tiled splash backs. Bath. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the second floor landing.

## REAR

Courtyard garden, Paved patio area. Paved pathway, laid decorative slate chippings. Feather edged fencing surrounding. Gate access to two allocated parking bays. Composite door with obscured glass insert leading to the entrance Hall.

## COUNCIL TAX

Council tax band E

## 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.

