





46 The Wheate Close

Rhoose, Barry

IMMACULATE CONDITION; TWO BEDROOMS;
GARAGE; PRIVATE REAR GARDEN - situated in this
popular cul de sac in the centre of Rhoose is this
very well pr...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2/3 CAR DRIVEWAY AND GARAGE
- BACKING ON TO LOWER AIRPORT GROUNDS
- IMMACULATE TWO BEDROOM HOME
- GAS CH, UPVC, 1ST FLOOR BATHROOM
- LOUNGE; MODERN KITCHEN/DINER
- LOVELY REAR GARDEN





Entrance

Accessed via uPVC door with opaque glazing and a laminate flooring leads through to the living room. Radiator. Fuse box. Open tread staircase with hand rail leads to the first floor. Panelled door to living room.

Living Room

Dimensions: 16' 6" x 11' 7" (5.03m x 3.53m).

Immaculately presented with laminate flooring and front uPVC window. Two radiators. Wall mounted living flame electric fire (to remain). Opaque glazed door leads to the kitchen.

Kitchen Breakfast Room

Dimensions: 11' 8" x 8' 2" (3.55m x 2.49m). With a good

range of white eye level and base units providing adequate storage and these are complemented by modern work tops which have a stainless steel sink unit inset with mixer tap over. Wall mounted and concealed combi boiler. Slot in space for a gas / electric cooker as required plus integrated fridge (there is plumbing for washing machine in garage). Rear uPVC window and door leading to the delighted rear garden. Ceramic tiled flooring and splash backs plus radiator. 4 recessed ceiling spot lights.

Landing

With varnished floor boards and panelled doors giving access to the two bedrooms and bathroom / WC. Loft hatch.

Bedroom One

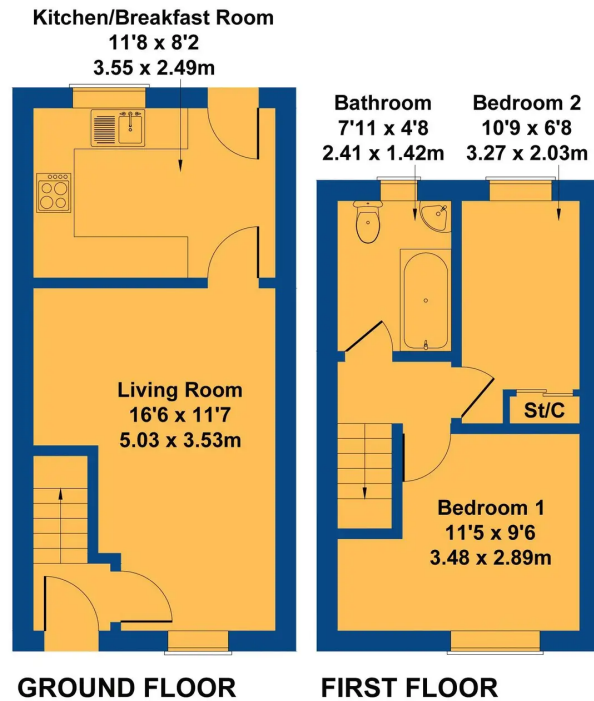
Dimensions: 11' 5" x 9' 6" (3.48m x 2.89m). With varnished floor boards and front uPVC window.

Radiator. Recessed double wardrobe excluded from dimensions provided.



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Approximate Gross Internal Area
538 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2023
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Bedroom Two

Dimensions: 10' 9" x 6' 8" (3.27m x 2.03m). With varnished floor boards, this single bedroom has a rear uPVC window with open aspect across the lower airport grounds. Radiator. Recessed double wardrobe excluded from dimensions provided.

Bathroom

Dimensions: 7' 11" x 4' 8" (2.41m x 1.42m). In excellent condition this modern bathroom has a white suite comprising WC, pedestal basin and bath with thermostatic shower over and glass screen. Chrome heated towel rail, ceramic tiled walls, splash backs and sill and with opaque rear uPVC window. Smooth ceiling with 4 recessed spot lights. Easy wipe flooring.

Front Garden

Whilst boundaries are defined the front garden is effectively shared and maintained with the adjoining property and is laid to lawn with various plants / shrubs.

Rear Garden

Surprisingly large the rear garden has an initial Cotswold chipped low maintenance section and this leads onto the level lawn. Slab steps lead up to a 'secret garden' area which adjoins the lower airport grounds and offers excellent privacy. Garden shed (to remain). The garden is enclosed by well maintained fencing on all sides. Various shrubs, plants and trees.

On Drive

2 Parking Spaces

Laid to tarmac and providing off road parking for 2, perhaps 3 cars. This leads to the garage.

Garage

Single Garage. Up and over door plus pedestrian door leading to the rear garden. Power and lighting.





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