





7 Porthkerry Road

Rhose, Barry

4 BEDROOMS; LARGE REAR GARDEN; NO CHAIN -
Situated in central Rhose and hence within
walking distance of the shops, rail station and
coastal walks is...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 4 BEDS & 'FRONT-TO-BACK' LOUNGE
- MODERN KITCHEN/DINING ROOM
- LARGE ENCLOSED REAR GARDEN
- GROUND FLOOR CLOAKROOM/WC
- GENEROUS SIZE TRADITIONAL HOUSE
- MODERN FIRST FLOOR BATHROOM/WC





Entrance Hall

Accessed via a uPVC door from the front and via a covered storm porch. Additional side uPVC window. Modern laminated flooring plus there is a carpeted staircase with spindled balustrade leading to the first floor. Matching doors lead to the cloakroom/WC, living room and kitchen/dining room. Radiator and meter cupboard. Handy open under stair storage space.

Living Room

Dimensions: 18' 1" x 10' 7" (5.51m x 3.22m). With modern laminated flooring, this excellent size 'front to back' reception room has a uPVC window at the front and French style uPVC doors to the rear. The focal point is a modern electric fire with pebble effect and display mantel over. Radiator and smooth coved ceiling.

Kitchen/Dining Room

Dimensions: 18' 0" x 10' 5" (5.48m x 3.17m). Another excellent size family area initially with modern laminate flooring and space for the table and chairs. There is a front uPVC window, radiator and handy storage units matching those of the kitchen. The kitchen itself has a good range of beech style units and these are complemented with modern worktops which have a stainless steel sink unit inset. There are slot in spaces for a gas cooker, washing machine plus there is space for a fridge/freezer. Ceramic tiled flooring plus tiled effect splash-backs and still with rear uPVC window. Further uPVC door to the rear garden. Radiator.

Cloakroom/WC

A very handy downstairs rest-room with white close coupled WC with button flush and wall hung wash basin. Slim opaque rear uPVC window with tiled sill. Ceramic tiled flooring and walls to dado level.





Landing

A carpeted landing with matching panelled doors to the four bedrooms, bathroom/WC and walk in airing cupboard which houses the Ideal Logic combi boiler. Rear uPVC window and loft hatch.

Bedroom One

Dimensions: 16' 10" x 10' 3" (5.13m x 3.12m). In essence an L shape carpeted double bedroom with two front uPVC windows (with sea glimpse), two handy cupboard/wardrobes and radiator.

Bedroom Two

Dimensions: 12' 3" x 8' 10" (3.73m x 2.69m). A carpeted double bedroom with radiator and front uPVC window with sea glimpse.

Bedroom Three

Dimensions: 10' 5" x 7' 7" (3.17m x 2.31m). A carpeted single bedroom with rear uPVC window, radiator and handy wardrobe/cupboard.

Bedroom Four

Dimensions: 9' 0" x 7' 2" (2.74m x 2.18m). A carpeted single bedroom with radiator and rear uPVC window.

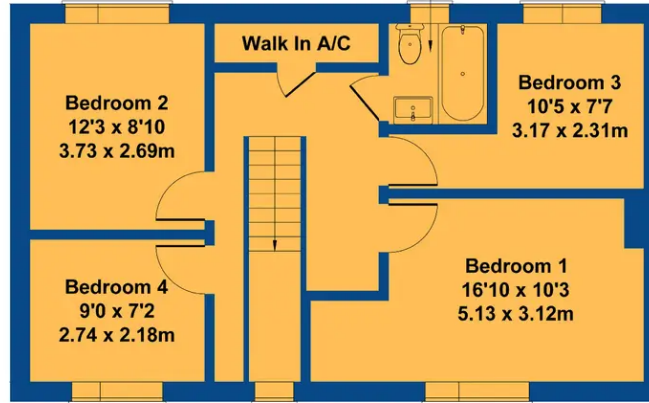
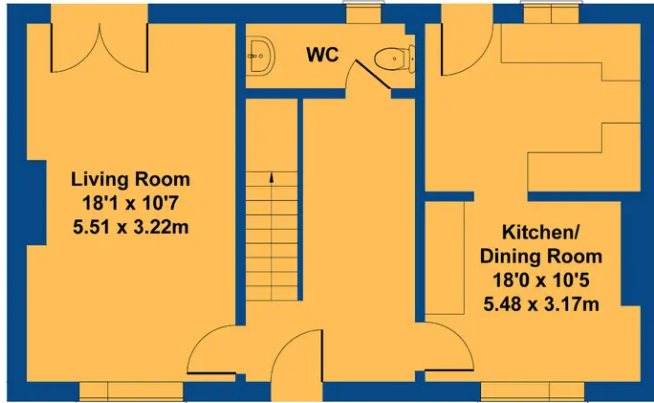
Bathroom/WC

Dimensions: 5' 7" x 4' 8" (1.70m x 1.42m). With a modern white suite comprising close coupled WC, wash basin with vanity cupboard under and bath with electric shower over. Fully ceramic tiled walls and flooring. Rear uPVC opaque window with sill. Chrome heated towel rail and extractor. Easy wipe tongue and groove style ceiling with recess spot light.



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Approximate Gross Internal Area
1119 sq ft - 104 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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FRONT GARDEN

The front garden is accessed via an initial shared path (with number 9) and this in turn leads via a gulley and to the rear of the property. The front garden itself has a path leading to the front door and the remainder is laid to lawn. It is enclosed by timber fencing.

REAR GARDEN

56' 11" x 28' 12" (17.36m x 8.83m)

A large rear garden with initial Cotswold style chippings and deck. The remainder is laid to lawn and enclosed by a mix of fencing and block wall. There are two functional outhouses ideal for storage.

ON ROAD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	68	
(39-54)	D	
(21-38)	E	
(1-20)	F	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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