





37 Rhoose Way

Rhoose, Barry

THREE GENEROUS BEDROOMS; LANDSCAPED REAR GARDEN - Situated on the popular Golwg-Y-Mor development is this 'Gosford' style detached family home. The a...
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SPACIOUS LIVING ROOM
- 2 CAR DRIVE; GCH; UPVC; CUL DE SAC
- BEAUTIFUL DETACHED FAMILY HOME
- LARGE FAMILY KITCHEN/DINER
- 3 GREAT SIZE BEDROOMS - 1 EN-SUITE
- ENCLOSED, LANDSCAPED REAR GARDEN





Entrance Hallway

Accessed via composite front floor. Smooth walls and ceiling. Laminate floor plus carpeted stairs lead to the first floor. Radiator. Door to lounge.

Living Room

Dimensions: 13' 10" x 11' 11" (4.21m x 3.63m). Continuation of the laminate floor, smooth walls and ceiling. Front aspect window. Radiator. Door to rear hall. Wall mounted heating controls.

Rear Hall

Continuation of laminate floor. Open to kitchen. Doors to large storage cupboard and cloakroom /WC.

Cloakroom/WC

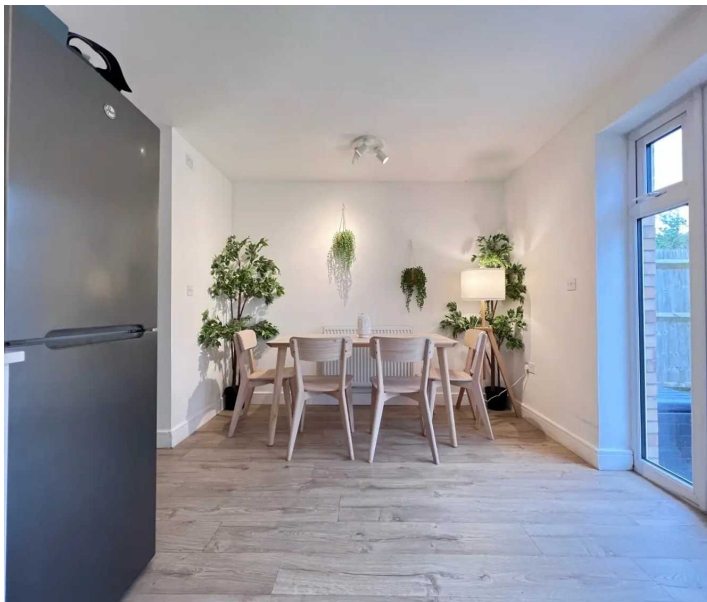
Dimensions: 5' 11" x 3' 5" (1.80m x 1.04m). White WC with button flush and matching wash basin with tiled splash backs. Extractor and mirror. Radiator. Tiled effect vinyl floor.

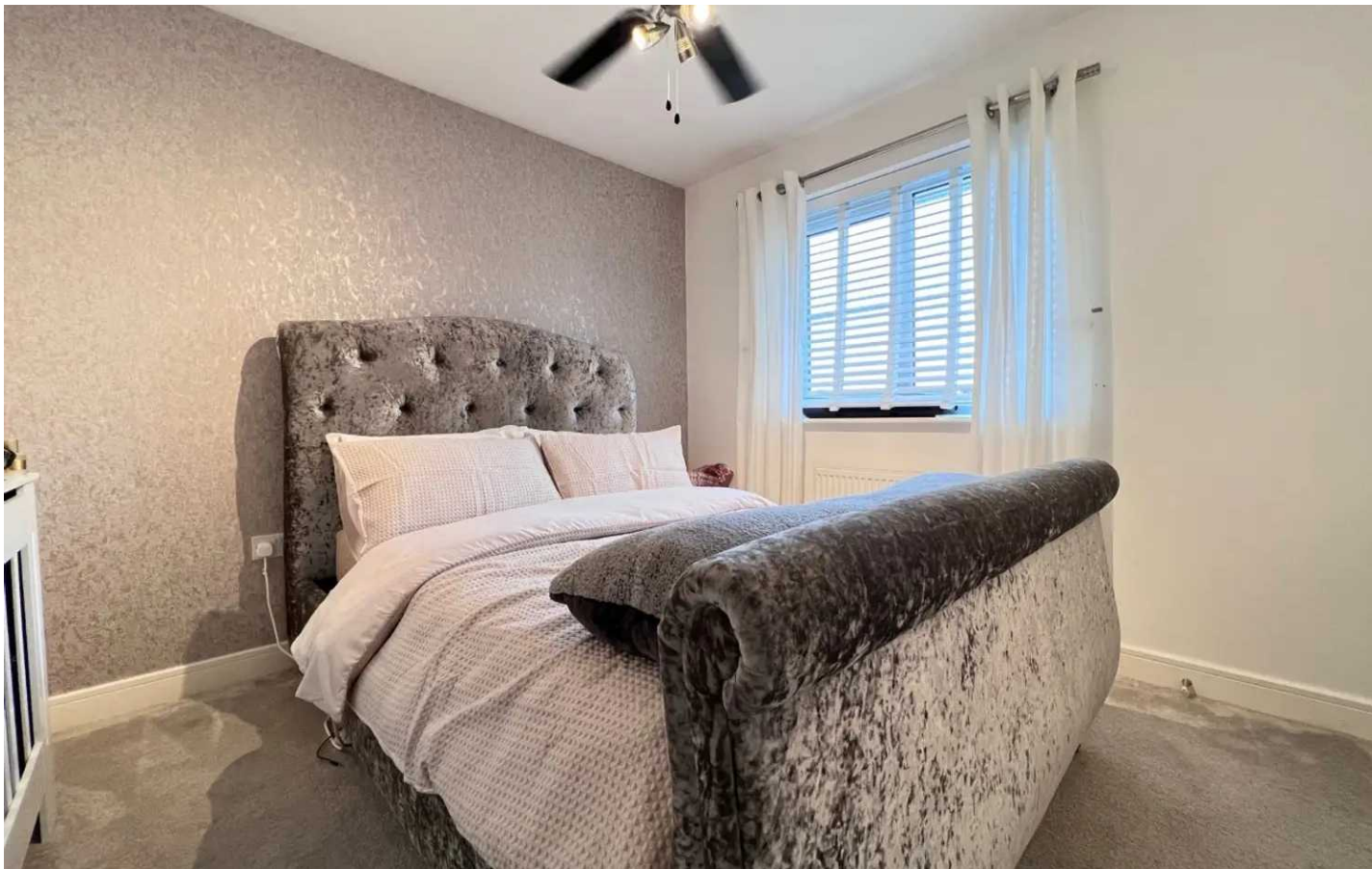
Kitchen/Dining Room

Dimensions: 15' 3" x 9' 3" (4.64m x 2.82m). With an initial dining area and continuation of the laminate floor. Radiator. uPVC French doors onto rear garden. A modern kitchen with a range of eye level and base units in high gloss white (soft closure) and complementing work surfaces over with inset one and a half bowl Lamona sink unit. Inset gas hob, oven under and cooker hood over. Wall mounted concealed combi boiler.

Landing

Carpeted landing with loft hatch and radiator. Doors to three bedrooms and bathroom.





Bedroom One

Dimensions: 9' 9" x 9' 2" (2.97m x 2.79m). Carpeted double bedroom with front aspect window and radiator. Double opening fitted wardrobe. Heating controls. Door to en suite.

En-Suite

Dimensions: 6' 0" x 5' 8" (1.83m x 1.73m). Fully tiled shower cubicle with inset electric shower, low level WC with button flush and wash hand basin. Opaque window to front. Partial tiled walls and tiled effect vinyl floor.

Bedroom Two

Dimensions: 8' 9" x 8' 6" (2.66m x 2.59m). Carpeted double bedroom with rear aspect window and radiator. Fitted wardrobes.

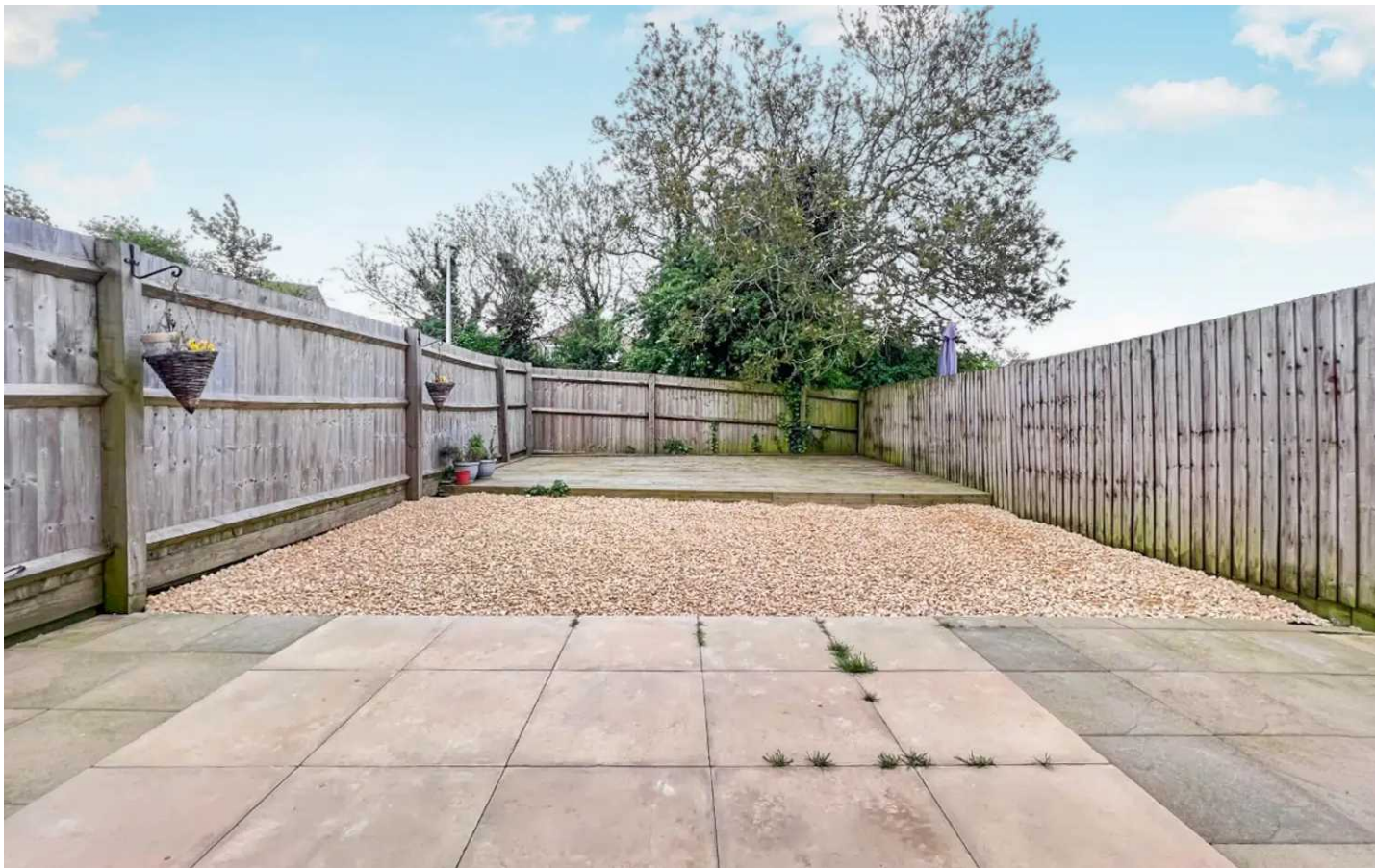
Bedroom Three

Dimensions: 10' 9" x 6' 6" (3.27m x 1.98m). Currently being used as a dressing room. Radiator and rear aspect window. Laminate floor.

Family Bathroom/WC

Dimensions: 6' 9" x 5' 7" (2.06m x 1.70m). White panelled bath with mixer tap, wash hand basin and low level WC with button flush. Partial tiled walls with shaving point. Extractor. Radiator. Tiled effect vinyl floor.





FRONT GARDEN

Paved pathway leads to side. Slate chippings.

REAR GARDEN

A spacious and private rear garden of low maintenance which is fully enclosed. A good size patio area then leads to chippings plus an elevated decked seating area. Tap. Side recess with gate to front.

ON DRIVE

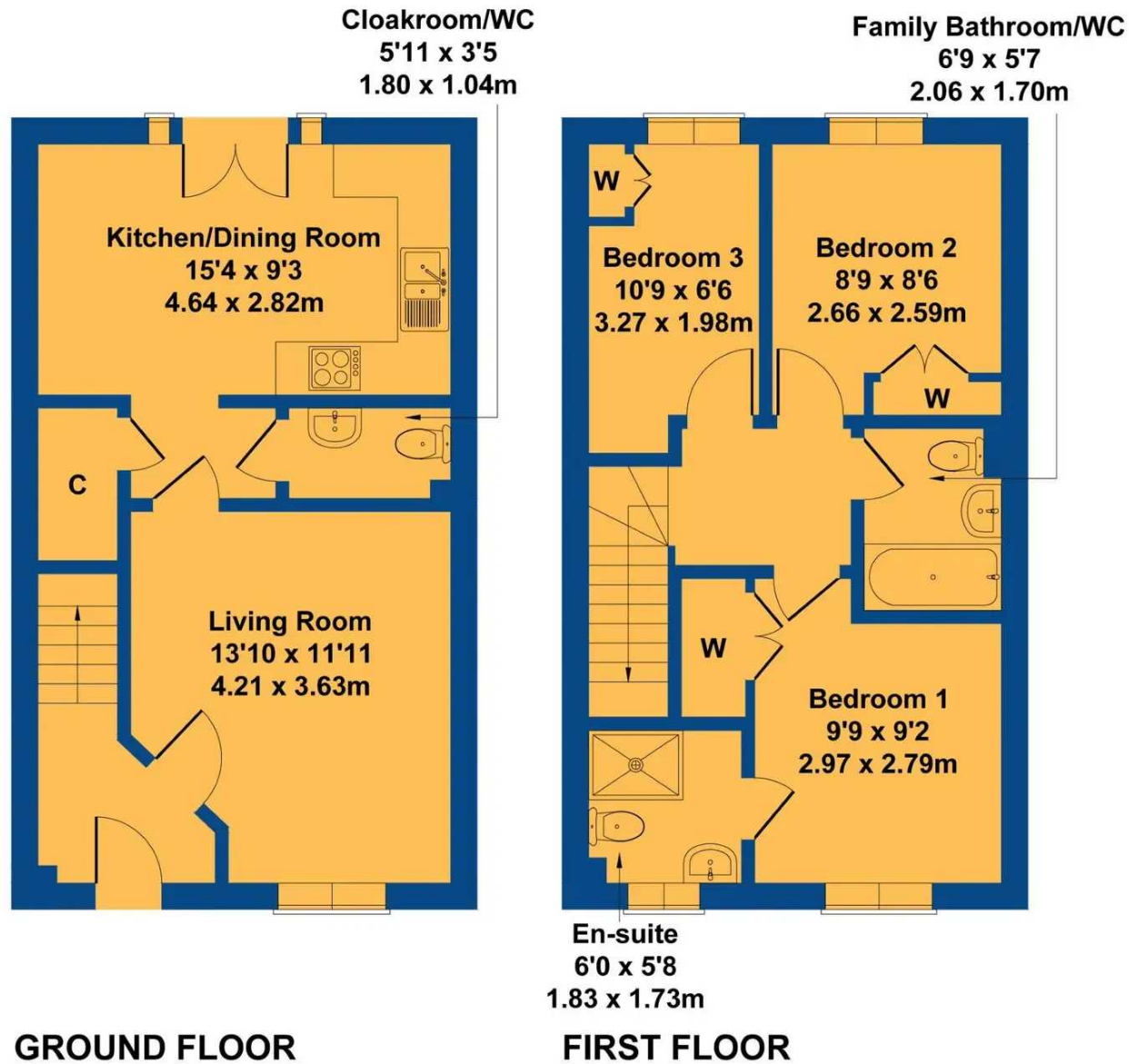
2 Parking Spaces

Off road parking for 2 cars, nose to tail.



37 Rhoose Way

Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900 • rhouse@chris-davies.co.uk • www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate.