





9 Station Road

Rhoose, Barry

PERIOD END OF TERRACE WITH THREE BEDROOMS AND TWO RECEPTIONS - NO CHAIN - This double bay fronted traditional property comprises an entrance hallway,...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- LARGE KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS & 2 RECEPTION ROOMS
- FIRST FLOOR WHITE BATHROOM/WC
- TRADITIONAL END OF TERRACED HOME
- GCH; UPVC; NO ONWARD CHAIN
- GENEROUS SIZE REAR GARDEN





Entrance Hallway.

Accessed via a uPVC door with matching panels to the side and above. Laminated flooring plus a carpeted staircase with spindle balustrade leading to the first floor. Radiator and coved ceiling. Matching panelled doors access the living room and sitting room. A replacement oak door leads into the kitchen/breakfast room. Handy under stair storage cupboard.

Living Room.

Dimensions: 15' 2" into bay x 11' 2" (4.62m into bay x 3.40m). With laminated flooring this good size room has a smooth coved ceiling with picture rail. There are front uPVC bay windows and a feature wall mounted fire. Radiator.

Sitting Room.

Dimensions: 12' 1" x 10' 2" (3.68m x 3.10m). With an oak style flooring this reception room has a rear uPVC window and radiator.

Kitchen/Breakfast Room.

Dimensions: 19' 8" x 8' 4" narrowing to 6'8" (5.99m x 2.54m narrowing to 2.03m). With an oak flooring, the kitchen area comprises eye level and base units in high gloss white and are complemented by modern worktops which have a ceramic one and half bowl sink unit inset with mixer tap over. Integrated appliances include a four ring electric hob with electric oven under and chimney style stainless steel extractor over. Ceramic tiled splash backs plus rear uPVC window. Opaque uPVC door to the garden. The opposing end of the room is divided by a breakfast bar section and has an additional side uPVC window and radiator. Smooth coved ceiling with twelve recessed spot lights. Adequate space for appliances as required.





Landing.

Carpeted with a coved ceiling and matching panelled doors accessing the three bedrooms and bathroom.

Bedroom One.

Dimensions: 14' 11" into bay x 10' 3" (4.54m into bay x 3.12m). With front uPVC bay windows, radiator and smooth coved ceiling. Along the length of one wall are modern fitted wardrobes.

Bedroom Two.

Dimensions: 11' 3" x 9' 10" (3.43m x 2.99m). A carpeted double bedroom with focal point of a cast iron fire surround. There are three fitted wardrobes in total, dimensions exclude a deep sill with uPVC rear window. Smooth coved ceiling.

Bedroom Three.

Dimensions: 9' 2" x 7' 0" (2.79m x 2.13m). A carpeted single bedroom with front uPVC window, radiator and loft hatch. There are various fitted storage cupboards.

Bathroom/WC.

Dimensions: 6' 0" x 5' 11" (1.83m x 1.80m). Comprising a white suite with close coupled WC, pedestal basin and bath with telephone style shower attachment over the bath plus an electric shower. There are ceramic tiled splash backs, an opaque uPVC rear window, radiator and laminated flooring.

Front Garden

There is a dwarf walled forecourt with railings over. A path leads to the front door with the remainder being laid to Welsh slate chippings.

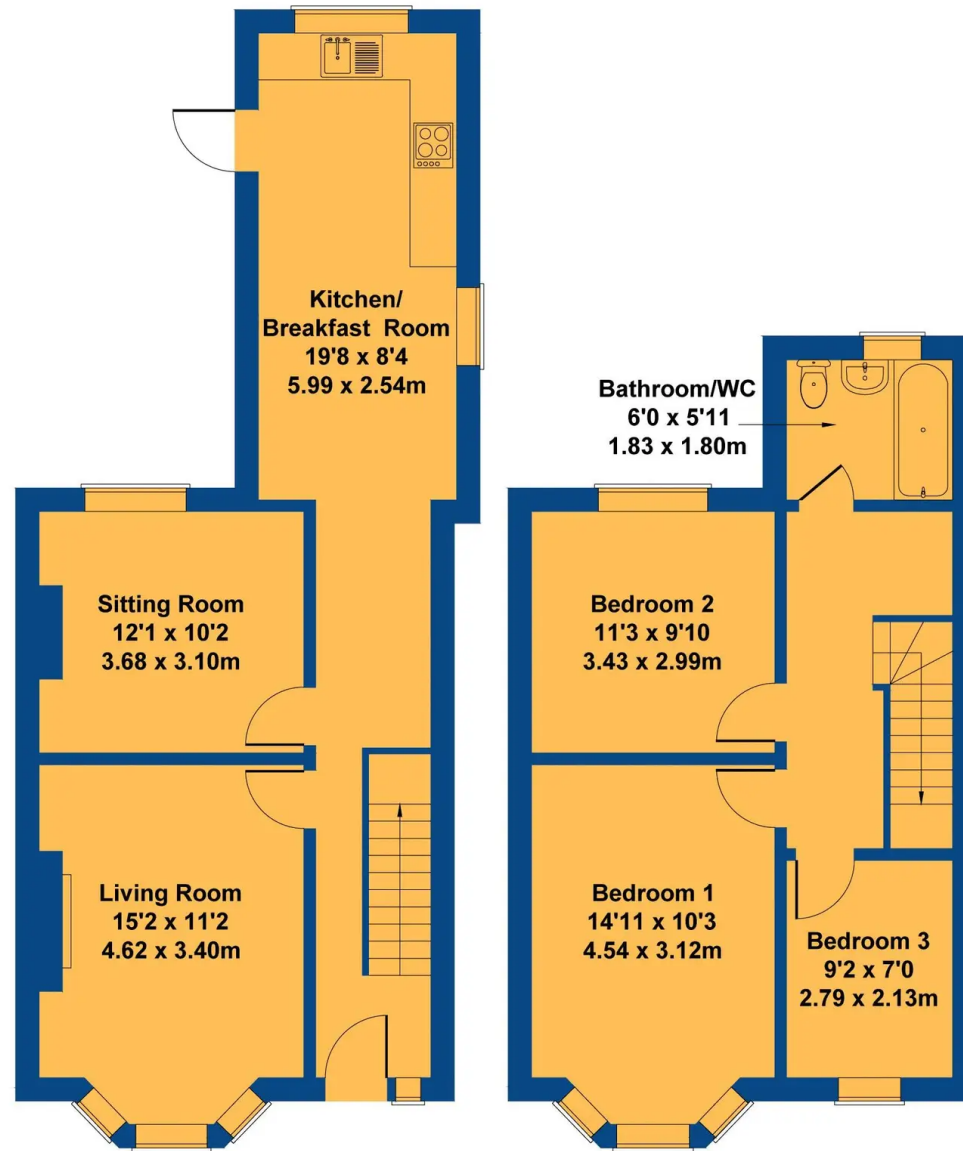
Rear Garden

43' 12" x 17' 12" (13.4m x 5.48m). The garden has two areas of lawn, a slabbed seating patio area and the garden is enclosed by a mix of timber fencing and block wall. A uPVC door provides side access.



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Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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