





27 Benecrofte

Rhoose, Barry

EXTENSIVE DETACHED WITH 5 BEDROOMS;
ORANGERY AND SOUTH FACING REAR GARDEN -
Situated in this select cul de sac in the centre of
Rhoose, this improved...
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- IMMACULATE ORDER THROUGHOUT
- LARGE KITCHEN; BATHROOM & SHOWER RM
- LARGE SOUTHERLY REAR GARDEN
- DETACHED IN A SOUGHT AFTER CUL DE SAC
- 5 BEDROOMS AND 3 RECEPTION ROOMS
- DOUBLE DRIVE AND SINGLE GARAGE





GROUND FLOOR

Entrance Hall

Accessed via a composite door, the hall has an engineered wood flooring. Matching doors lead to the cloakroom/WC and living room. Radiator, coving and alarm panel.

Cloakroom/WC

Dimensions: 5' 1" x 2' 7" (1.55m x 0.79m). With a white WC and wall hung basin, there are tiled walls, floor and splash-backs. Front opaque window, coving and fuse-box.

Living Room

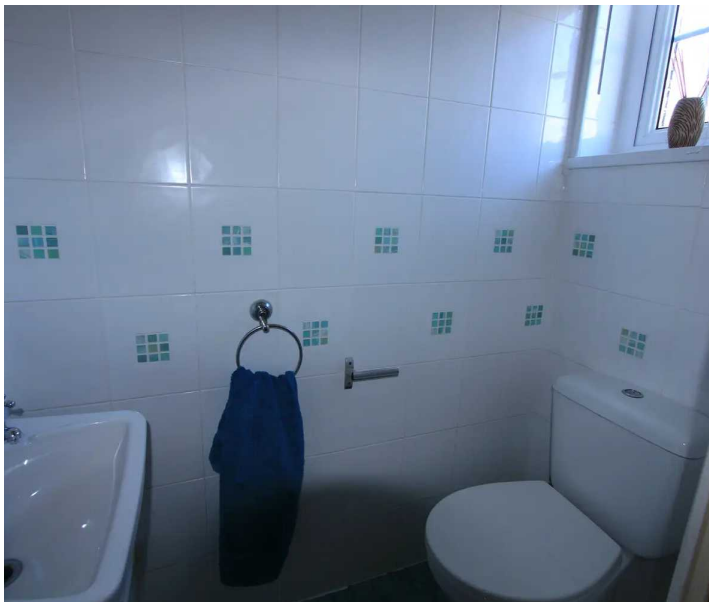
Dimensions: 14' 10" x 14' 10" (4.52m x 4.52m). With an engineered wood flooring, a great size room with front window, panelled door to the kitchen, two radiators and coved ceiling. Carpeted stairs with brushed steel spindles. Focal point of wood burning stove mounted on a slate hearth.

Sitting Room

Dimensions: 8' 0" x 7' 11" (2.44m x 2.41m). With a laminate flooring, an ideal study style room with window to the orangery and door to the garage. Smooth coved ceiling and radiator.

Kitchen/Dining Room

Dimensions: 14' 9" x 10' 1" (4.49m x 3.07m). A comprehensive range of Oak style units complemented by modern worktops with 1.5 bowl stainless steel sink unit inset. Integrated 4 ring gas hob with extractor over, waist level double oven and grill; dishwasher. Coved ceiling with recess spotlights. Handy under stair storage cupboard and part frosted door to the sitting room. Oak glazed doors lead to the orangery extension.





Orangery Extension

Dimensions: 23' 6" x 8' 11" (7.16m x 2.72m). A stunning extension with rear windows and French doors to the sunny rear garden. 3 Velux ceiling windows, radiator and engineered wood flooring.

FIRST FLOOR

Landing

Carpeted and with replacement doors to the 5 bedrooms, airing cupboard, bathroom and shower room. Loft hatch and coving.

Bedroom One

Dimensions: 12' 1" x 8' 2" (3.68m x 2.49m). A carpeted double bedroom with front window, radiator, coving and recessed double wardrobe.

Bedroom Two

Dimensions: 9' 1" x 8' 1" (2.77m x 2.46m). With a laminated flooring, radiator, coving and recessed single wardrobe.

Bedroom Three

Dimensions: 10' 6" x 8' 0" (3.20m x 2.44m). A carpeted double bedroom with front window, smooth coved ceiling and double wardrobe.

Bedroom Four

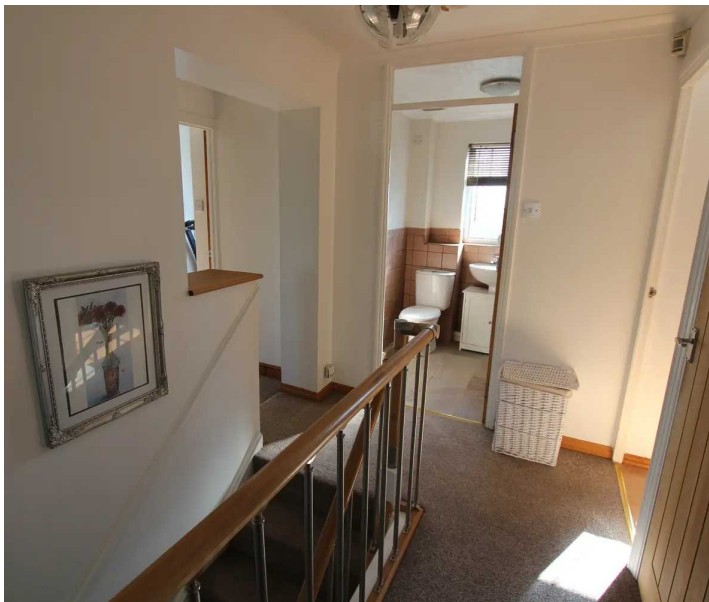
Dimensions: 8' 4" x 8' 0" (2.54m x 2.44m). An L-shaped bedroom with rear window, radiator and smooth coved ceiling.

Bedroom Five

Dimensions: 8' 1" x 6' 5" (2.46m x 1.95m). A carpeted single bedroom with front window, radiator and coving. Recessed cupboard over the stairwell.

Bathroom/WC

Dimensions: 6' 5" x 5' 7" (1.95m x 1.70m). With a white WC, basin and bath with electric shower over. Coving, ceramic tiled flooring, splash-backs and sill with opaque rear window. Extractor and chrome towel rail.





Shower Room/WC

Dimensions: 5' 9" x 4' 10" (1.75m x 1.47m). A practical second wash room, again in white and with a WC, basin and single shower cubicle. Tiled effect vinyl flooring, radiator and side opaque window. Tiled splash-backs and walls. Smooth coved ceiling with 3 recessed spotlights.

Front Garden

Laid to lawn and with a stepping stone slabbed path to the side.

Rear Garden

Initial patio area with raised pond and this leads on to a generous lawn. The garden is enclosed by well kept fencing. Side path to the front (with tap and power point).

On Drive

2 Parking Spaces

Laid to interlocking brick paviour for two side by side vehicles. Leading to the garage.

Garage

Single Garage

A single garage accessed via up and over door. Power and lighting is provided. Door to the sitting room.

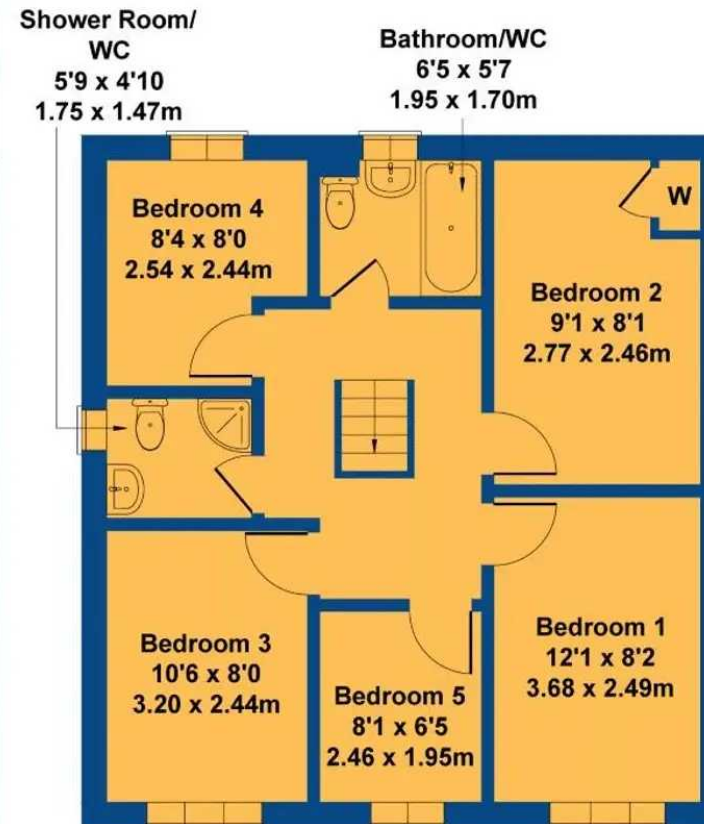


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Approximate Gross Internal Area
1464 sq ft - 136 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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