

97 Railway Road, Rhoose
£385,000



97 Railway Road

Rhoose, Barry

SUPERB DETACHED FAMILY HOME located in a quiet position on the popular Golwg Y Mor (Taylor Wimpey) development, this Downham style FOUR BEDROOM house...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- TRIPLE DRIVEWAY. GARAGE
- IMPRESSIVE REAR GARDEN
- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS. EN-SUITE
- UPVC. GCH. WELL PRESENTED
- QUIET CUL DE SAC





GROUND FLOOR

Entrance Hall.

Accesses via a composite door and laid with luxury vinyl flooring. Handy open plan under-stair storage and matching doors lead to the cloakroom/WC, living room and the kitchen/dining room. Radiator.

Cloakroom/WC

Dimensions: 5' 5" x 2' 9" (1.65m x 0.84m). With flooring matching the hall, there is a white suite comprising WC and basin with tiled splash-back. Extractor radiator and fuse-box.

Living Room

Dimensions: 18' 0" into bay x 10' 1" (5.48m into bay x 3.07m). A great size carpeted room with front bay window. Benefiting from a newly fitted built-in media wall with stunning glass electric fireplace. Ample power sockets, 2 radiators and double doors to the dining area.

Kitchen/Dining Room

Dimensions: 27' 10" x 9' 9" (8.48m x 2.97m). A stunning room with French doors and two windows to the rear. The dining area has space for family table as needed, and opens in to the kitchen which is fully equipped with Shaker style units in white, complemented by natural wood style worktops with matching splash-back trim. 1.5 bowl sink unit and integrated appliances include a 4 ring gas hob with extractor over, double oven and grill, fridge/freezer, washing machine and dishwasher. Luxury vinyl flooring through the room. Two radiators. Extractor.



FIRST FLOOR

Landing

A really attractive carpeted landing with front window, radiator, loft hatch and doors off to the 4 bedrooms, bathroom and airing cupboard.



Bathroom/WC/Shower

Dimensions: 10' 0" x 6' 9" (3.05m x 2.06m). A beautifully appointed suite in white comprising WC, basin, bath and double shower cubicle. Fully ceramic tiled flooring, walls and splash-backs. Extractor, shaver point and radiator. Opaque side window.

Bedroom One

Dimensions: 14' 1" x 9' 10" (4.29m x 2.99m). A carpeted double bedroom with rear window, radiator plus single and double wardrobes. Door to the en-suite.

En-Suite

Dimensions: 7' 10" into shower x 5' 1" (2.39m into shower x 1.55m). In immaculate order and comprising a white WC, basin and fully tiled double shower cubicle. Extractor, radiator and fully ceramic tiled splash-backs and walls. Shaver point.

Bedroom Two

Dimensions: 13' 5" x 9' 10" (4.09m x 2.99m). A carpeted double bedroom with rear window, radiator and double wardrobe.

Bedroom Three

Dimensions: 10' 9" x 10' 3" (3.27m x 3.12m). A carpeted double bedroom with front window, radiator and double wardrobe.

Bedroom Four

Dimensions: 10' 1" x 8' 4" (3.07m x 2.54m). A carpeted double bedroom with front window and radiator.





FRONT GARDEN

Laid mostly to lawn and with planted flower beds. A slabbed path leads to the rear, via secure timber gate.

REAR GARDEN

33' 12" x 30' 12" (10.36m x 9.44m)

Initially with a Cotswold patio area and this leads on to a generous level lawn. There are two decked areas to enjoy the sunshine. Outside tap and pretty planted areas with newly planted trees. Enclosed by timber fencing.

ON DRIVE

3 Parking Spaces

Providing side by side space for three vehicles and leading to the single garage

GARAGE

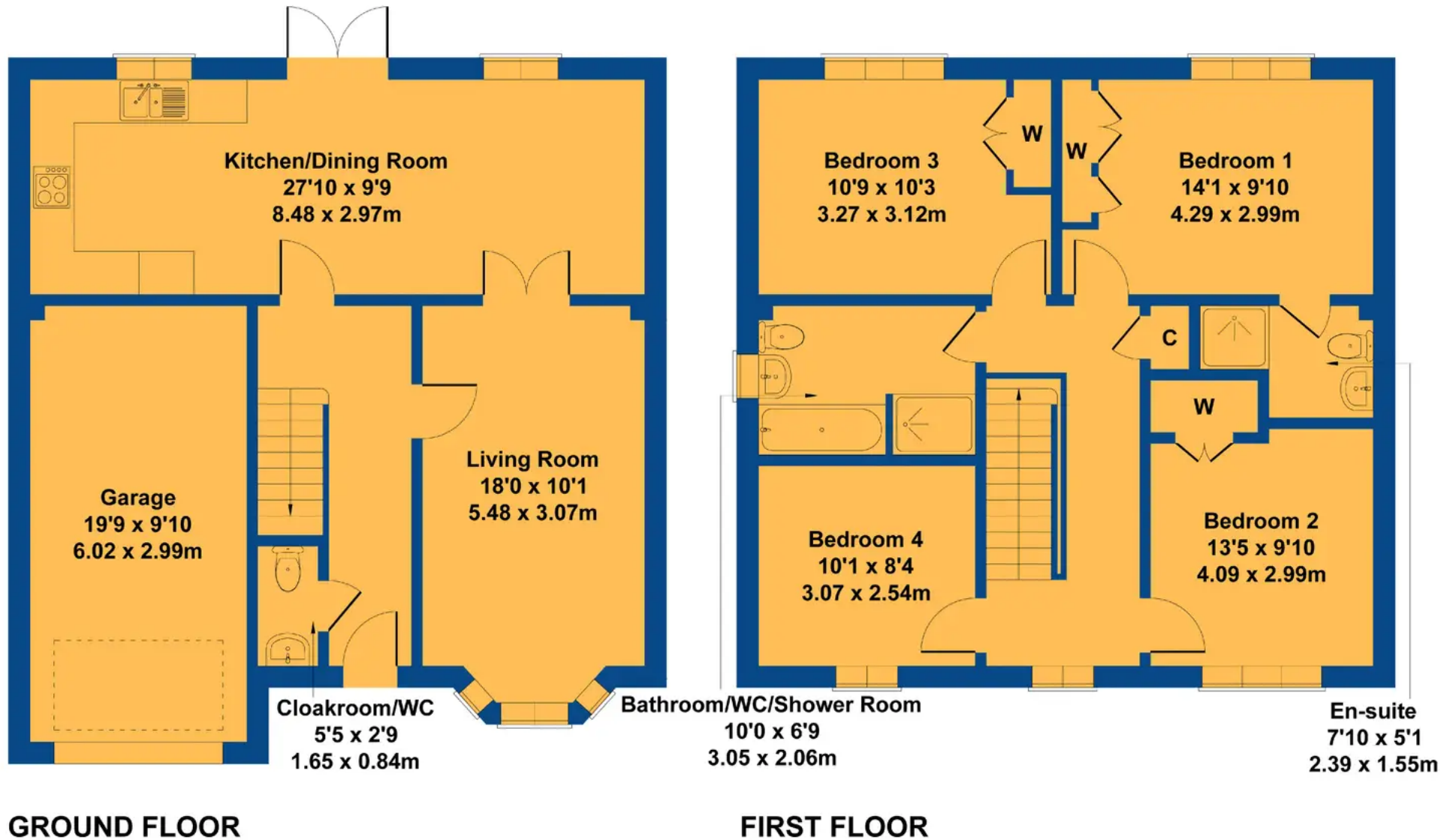
Single Garage

Plaster-boarded and painted, and luxury vinyl flooring throughout. Power and lighting. Wall mounted boiler firing the central heating (potential to knock through in to the hallway).



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Approximate Gross Internal Area
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2021
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