





45 Rhodfa Sweldon

Barry, Barry

TWO DOUBLE BEDROOMS; SEMI DETACHED -
Situated in the 'original part' of the Waterfront,
this two bedroom semi detached modern
property offers an idea...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- HALL, LIVING ROOM & KITCHEN/DINER
- TWO SIDE BY SIDE CAR PARKING SPACES
- IDEAL FIRST TIME BUY OR INVESTMENT
- PRIVATE ENCLOSED REAR GARDEN
- FIRST FLOOR BATHROOM/WC/SHOWER
- 2 DOUBLE BEDROOM SEMI DETACHED
- EPC E61





FIRST FLOOR

Entrance Hall

Accessed via panelled door with central glazed panel. Laminate floor then extends to an open plan fashion to the living room and a carpeted stair case with spindles balustrade leads to the first floor. . Fuse box.

Living Room

Dimensions: 13' 10" x 13' 0" (4.21m x 3.96m). A spacious light and airy room which has a laminate flooring, front window and radiator. Handy under stair storage cupboard and open door access leads to the kitchen dining room.

Kitchen/Dining Room

Dimensions: 14' 0" x 8' 3" (4.26m x 2.51m). In two areas, initially space for dining table and chairs. Radiator and French doors leading out onto the enclosed private garden. The kitchen area is well appointed with matching high gloss white eye level and base units and these are complemented by natural wood style work tops which have a stainless steel sink unit inset. Integrated 4 ring gas hob with electric oven under. Further space is provided for other appliances as required. Laminate floor extends through the room and there are ceramic tiled splash back areas. Concealed combi boiler. Further rear window.

Landing

Carpeted and with panelled doors accessing the two bedrooms and bathroom / WC. Loft hatch.

Bedroom One

Dimensions: 11' 7" x 10' 6" (3.53m x 3.20m). A spacious light and airy double bedroom with front aspect window. Radiator. Recessed wardrobe excluded from dimensions.

Bedroom Two

Dimensions: 9' 11" x 8' 1" (3.02m x 2.46m). Second double bedroom with laminate flooring, rear window and radiator.





FRONT GARDEN

Drive laid to interlocking brick paviour and providing side by side space for two vehicles. Small front garden which is stone chipped and has a path leading to the front door. Gated side access leading to the rear garden.

REAR GARDEN

Fully enclosed by fencing and areas of patio and false lawn. Planted beds.

ON DRIVE

1 Parking Space



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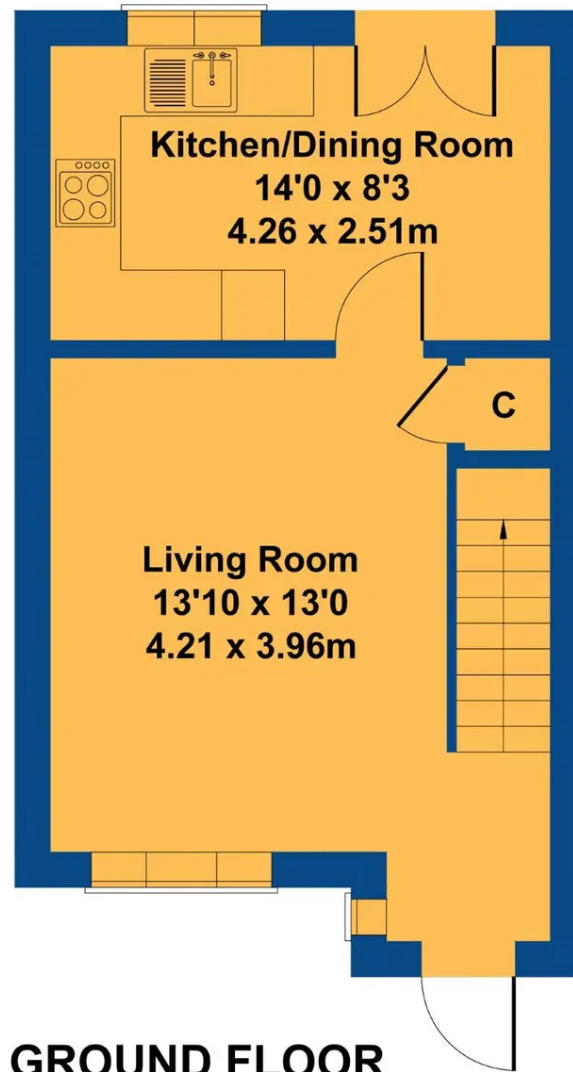
Approximate Gross Internal Area

635 sq ft - 59 sq m

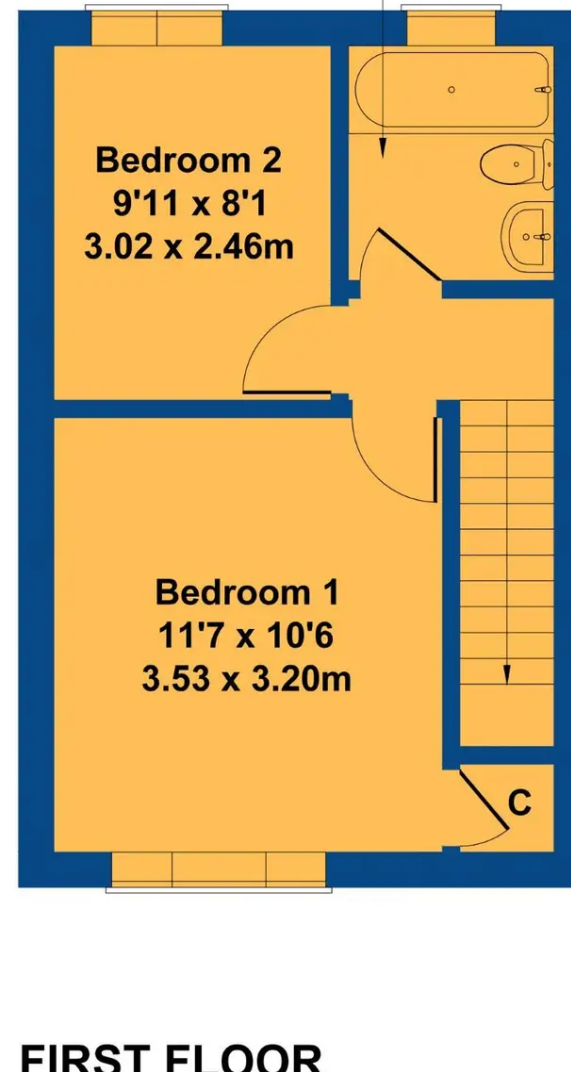
Bathroom

6'10 x 5'6

2.08 x 1.68m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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