





17 South View

Rhoose, Barry

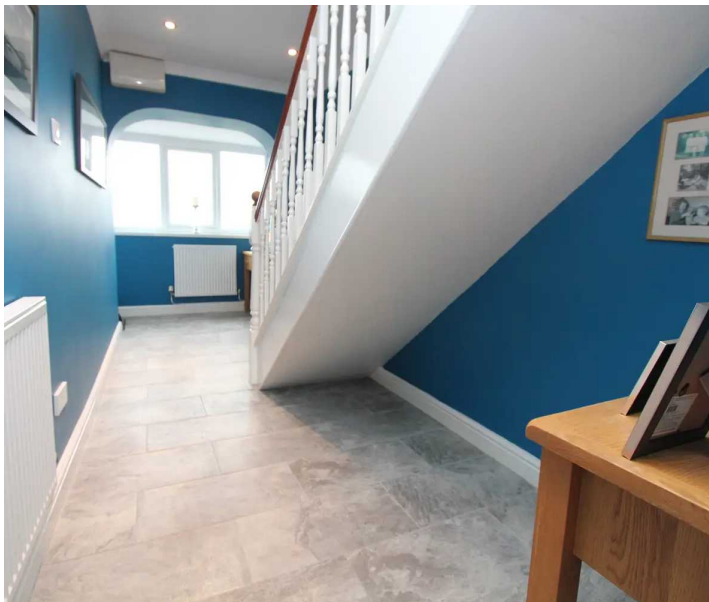
STYLISH, EXTENDED THREE BED; CHANNEL OPEN ASPECT VIEWS; - This immaculate family home is situated in the heart of Rhoose Village, within walking distance to shops, schools and rail station as well as plenty of nature walks and beaches. Accommodation comprises:
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MID TERRACE WITH OPEN ASPECT VIEWS
- THREE BEDROOMS; CLOSE TO RAIL STATION
- LARGE DINING ROOM; KITCHEN
- MODERN FIRST FLOOR SHOWER ROOM
- ENCLOSED REAR GARDEN





Entrance

Accessed via uPVC door with opaque glazing and further matching panel to the front. Immaculate and welcoming hall which is beautifully decorated and has feature ceramic tiled flooring and carpeted staircase with spindle balustrade leading to the first floor. Smooth coved ceiling with 4 recessed spot lights, two radiators and open under stair storage / display space. Fuse box. Open door access leads into the dining room (this further leads to the living room and the kitchen).

Dining Room

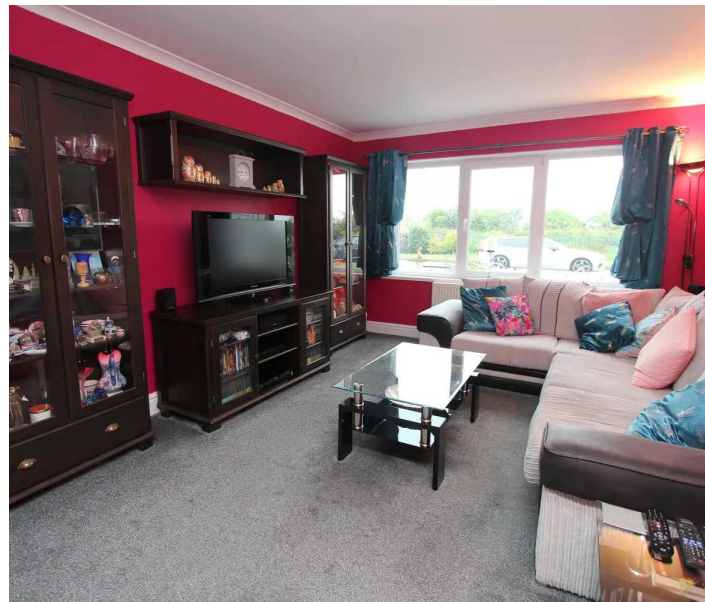
14' 4" x 9' 5" (4.37m x 2.87m)

With a striking polished marble tiled flooring and originally the kitchen prior to the extension. It now forms a central dining space with a square opening leading to the living and is partially open plan to the kitchen. Smooth coved ceiling and radiator and two panelled doors give access to a handy storage and also cloakroom / WC.

Cloakroom WC

4' 2" x 2' 9" (1.27m x 0.84m)

With a tiled floor and white suite comprising WC plus wall hung wash hand basin. There are fully ceramic tiled walls plus extractor unit.



Lounge

11' 8" x 11' 3" (3.55m x 3.43m)

Immaculately presented carpeted reception room which has front windows. Radiator and smooth coved ceiling.



Kitchen

15' 8" x 8' 1" (4.77m x 2.46m)

Very well appointed with matching eye level and base Oak style units with display cabinets. Integrated is a side by side fridge and separate freezer. Further space for wash machine and dish washer as required. Finally a free standing 6 ring range with double oven, plate warmer and grill with oversized extractor (will remain subject to offer). Continuation of the polished flooring, smooth coved ceiling with 6 recessed spot lights plus additional under plinth spot lighting. Modern ceramic tiled splash back and sill with rear window and matching uPVC door leading out to the enclosed rear garden. Kick level heater.

Landing

Carpeted and with matching panelled doors giving access to the 3 bedrooms, modern bathroom and airing cupboard (housing the combi boiler which is under an annual service guarantee). Smooth coved ceiling with 5 recessed spot lights and drop down loft hatch.

Bedroom One

10' 0" x 9' 10" (3.05m x 2.99m)

Dimensions exclude deep door recess and depth of fitted wardrobes (two doubles and one single).

Carpeted bedroom with radiator, smooth coved ceiling and front window enjoying an open aspect with Channel views.

Bedroom Two

9' 5" x 9' 0" (2.87m x 2.74m)

Dimensions exclude deep door recess and fitted wardrobes (two doubles and one single). Carpeted double bedroom with radiator, smooth coved ceiling and rear window.





Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m)

Carpeted single bedroom with smooth ceiling, radiator and front window enjoying open aspect Channel views.

Bathroom WC Shower

8' 1" x 5' 8" (2.46m x 1.73m)

Beautifully presented with white suite comprising WC with concealed cistern, basin with vanity cupboard under, Jacuzzi bath with waterfall tap plus a quadrant shaped full tiled shower cubicle with thermostatic inset shower (fixed rainfall head and adjustable rinse unit). Fully ceramic tiled floors, walls, splash backs and sill with opaque rear window. Smooth ceiling with 3 recessed spot lights and extractor plus chrome heated towel rail.

Front Garden

A landscaped front garden with stepping stone style path leading to front door and this is inset into contemporary stone chippings. Slightly raised planted borders with railway sleeper style edging and a dwarf wall boundary.

Rear Garden

Fully enclosed garden laid to deck and enclosed by block wall. Pedestrian gated rear access plus handy storage shed. Shed has power and lighting.

ON ROAD PARKING



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GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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