





39 Rhoose Road

Rhoose, Barry

This well-presented 2 bedroom semi-detached house offers an ideal opportunity for first-time buyers or investors alike. The property comprises two double bedrooms, both with built-in wardrobes, a spacious living room, a kitchen/diner, and a first-floor bathroom/WC/shower.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- LARGE REAR GARDEN WITH WORKSHOP
- TWO DOUBLE BEDROOMS WITH WARDROBES
- HALL, LIVING ROOM AND KITCHEN/DINER
- FIRST FLOOR BATHROOM/WC/SHOWER
- GREAT POTENTIAL TO EXTEND IN THE FUTURE
- GAS CH, UPVC, OPEN VIEWS TO THE REAR
- EPC D67





Entrance Hallway

Accessed via a uPVC door with stained style glazing. Further uPVC side window, carpeted stairs and a door leads to the living room. Electric meter, radiator and fuse-box

Living Room

12' 9" x 12' 2" (3.89m x 3.71m)

A light and airy room with front uPVC window, radiator and doors lead to the kitchen/dining room and also to a spacious under stair storage area with side uPVC window. Laminate flooring and focal point of a modern fire surround with electric fire inset. Smooth coved ceiling.

Kitchen/Dining Room

15' 3" x 7' 0" (4.65m x 2.13m)

The kitchen area is fitted with eye level and base units in a beech effect with modern worktops over. 1.5 bowl stainless steel sink unit and space for appliances. uPVC rear window looking on to the garden. Tiled effect vinyl flooring extends where there is space for a dining table and chairs. Radiator, side uPVC window and door leading to the lobby area. Smooth ceiling with 4 spotlights.

Rear Lobby Area

A handy storage space with composite door to the rear garden and open access to a further storage outhouse.

Outhouse

8' 0" x 5' 8" (2.44m x 1.73m)

A handy storage area with power and lighting. uPVC rear window.

Landing

A carpeted landing with doors to the two double bedrooms and bathroom. Side uPVC window and loft hatch.

Bedroom One

12' 6" x 9' 10" (3.81m x 3.00m)

Minimum dimensions given which are not taken into





Bedroom One

12' 6" x 9' 10" (3.81m x 3.00m)

Minimum dimensions given which are not taken into the depth of the mirrored wardrobe space. Front uPVC tilt and turn window, laminate flooring, picture rail and radiator.

Bedroom Two

9' 11" x 9' 3" (3.02m x 2.82m)

A carpeted double bedroom with rear uPVC tilt and turn window enjoying an open aspect over adjacent fields and lower airport grounds. Radiator, wardrobe overbed fitments and radiator.

Bathroom WC

7' 5" x 5' 9" (2.26m x 1.75m)

With a white suite comprising WC, pedestal basin and bath with mixer shower over. Opaque rear window, chrome heated towel rail and vinyl flooring. Handy storage cupboard and ceramic tiled splashback areas.

Garden Summer House/Workshop

14' 9" x 9' 0" (4.50m x 2.74m)

A wooden built construction with power and lighting ideal for storage, office space, workshop etc





FRONT GARDEN

Laid to lawn and with a path leading to the front door and side area. Enclosed by a mix of wall and hedgerow.

REAR GARDEN

61' 12" x 25' 0" (18.9m x 7.62m)

A surprisingly large rear garden which has an initial patio and private area for loungers. The remainder is laid to a level lawn which is bisected by a central path which leads to a large workshop/summer house. The garden has fenced borders and divided from the front by a side area which has two storage sections and is ideal for a double decker extension (subject to planning consent).

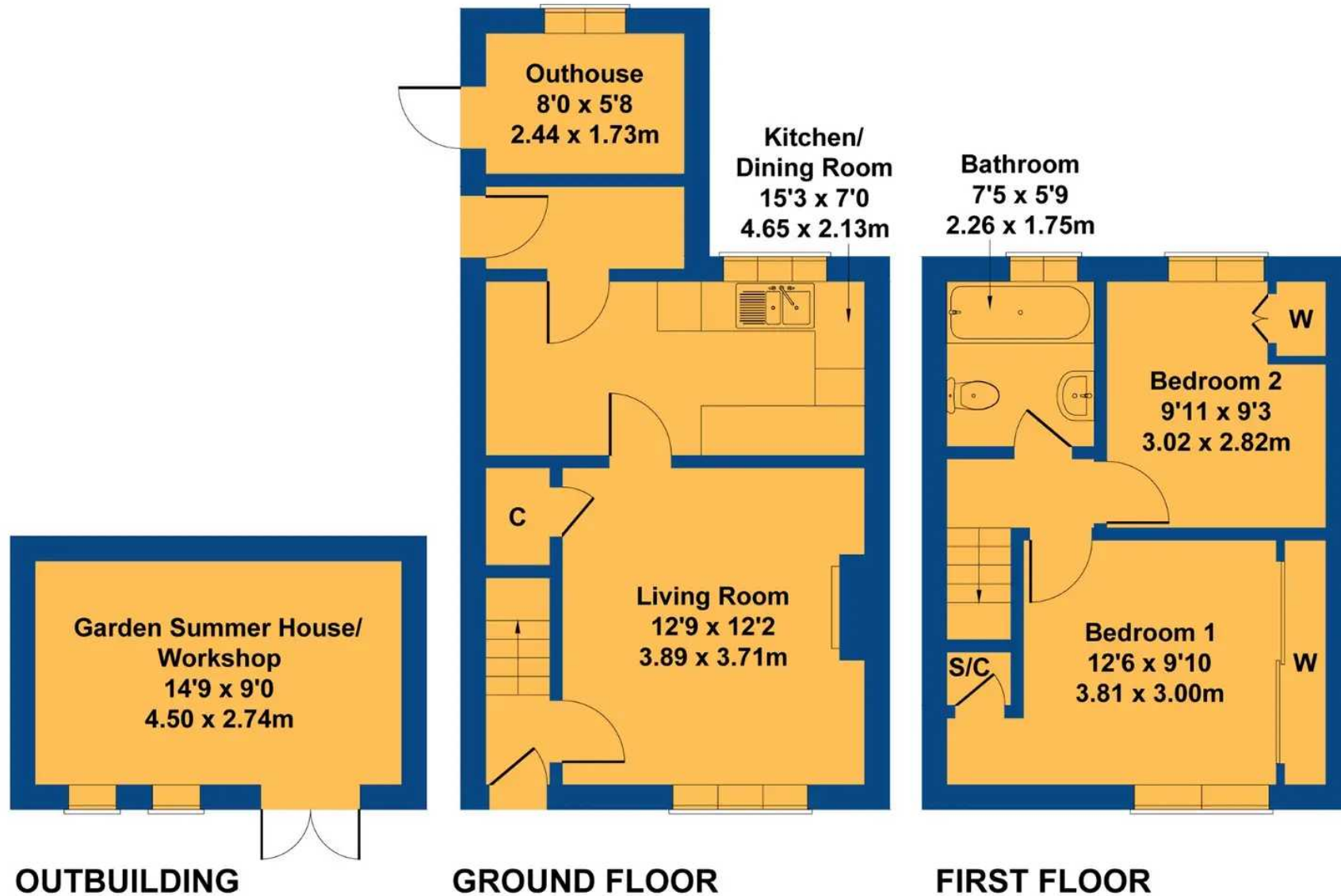
ON ROAD

This property has on road parking. The house is situated on a small service road off the main Rhoose Road itself and there is generally parking available adjacent to the property.



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Approximate Gross Internal Area
830 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2023
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