





1 Torbay Terrace

Rhoose, Barry

This impressive 4 bedroom end of terrace property is perfect for those seeking generous accommodation and a touch of modernity. With 2/3 reception rooms, there is plenty of space for entertaining and relaxing. The modern fitted kitchen is a dream for any budding chef...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- IMPRESSIVE INTERNAL ACCOMMODATION
- 4 GENEROUS BEDROOMS
- 2/3 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FIRST FLOOR SHOWER ROOM
- UTILITY AND BATHROOM COMBO
- ENCLOSED REAR GARDEN
- SEA VIEWS; NO CHAIN; EPC RATING C72





Entrance Porch

Accessed via uPVC door with opaque glazing and matching front windows. Carpeted. Fitted storage cupboards. Further glazed uPVC door leads to the entrance hall.

Hallway

Carpeted and with handy open under stair storage. High level fuse box and electric meter. Radiator. Dado rail and smooth covered ceiling. Doors give access to the two reception rooms. Carpeted stairs lead to the first floor.

Living Room

24' 9" x 12' 3" (7.54m x 3.73m)

Measurements are average. An excellent sized carpeted room which has uPVC windows to the front and side. Two radiators and smooth covered ceiling.

Sitting Room

12' 10" x 11' 8" (3.91m x 3.56m)

A carpeted reception room with radiator and front uPVC windows (have shutters). A square opening leads to the dining room.

Dining Room

17' 10" x 9' 10" (5.44m x 3.00m)

Carpeted and with three radiators. There is a work top area with space under for appliances or general storage. French style uPVC doors lead to the rear garden. Smooth covered ceiling and panelled door to the kitchen.





Kitchen

11' 7" x 10' 2" (3.53m x 3.10m)

With a tiled flooring this modern kitchen has eye level and base units in a Beech wood effect and these are complemented by modern work tops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Recessed space for electric oven with microwave over plus slot in space for a three quarter height fridge freezer. Further integrated 5 ring Bosch hob with contemporary extractor over and a final slot in space for a dishwasher. Column style radiator, smooth coved ceiling with strip light and there are shuttered side and rear uPVC windows and opaque door to rear garden. Wall mounted combi boiler.

Landing

Carpeted matching the stairs and with front uPVC window enjoying panoramic Channel views. Radiator. Plate rack, dado rail and drop down loft hatch (boarded and with Velux front window). Matching panelled doors give access to the four bedrooms and shower room / WC. A pull down ladder extends from the loft hatch and this leads to the loft which is boarded with power and lighting plus a Velux front window enjoying a super panorama of the Channel.

Bedroom One

15' 8" x 3' 9" (4.78m x 1.14m)

Average measurements. A large carpeted double bedroom with front uPVC windows - enjoying Channel views, plus side uPVC window. Coved ceiling and radiator.

Bedroom Two

12' 11" x 10' 5" (3.94m x 3.18m)

Carpeted double bedroom with front uPVC window enjoying Channel views. Coving and radiator.

Bedroom Three

13' 0" x 10' 4" (3.96m x 3.15m)

Carpeted double bedroom with rear uPVC tilt and turn window. Radiator and coved ceiling.





Bedroom Four

9' 7" x 8' 0" (2.92m x 2.44m)

Average measurements. A carpeted bedroom which has side uPVC window, radiator and coving.

Shower Room / WC

9' 7" x 6' 7" (2.92m x 2.01m)

Carpeted and with white suite comprising WC with concealed cistern, wash basin with vanity cupboard under and full length walk in shower enclosure which has a fixed rainfall style head and adjustable rinse unit and large glass screen. A Velux double glazed sky light and opaque uPVC rear window. Chrome heated towel rail and mirror fronted cosmetics cabinet plus radiator.

Utility

8' 2" x 5' 7" (2.49m x 1.70m)

Effectively within an outhouse which is divided into 2 separate areas. Initially with a utility room. Space for washing machine and tumble dryer as required (appliances not remaining) plus there are further storage cupboards. Eco style light. A small step leads to the bathroom.

Bathroom

8' 6" x 7' 2" (2.59m x 2.18m)

Recently completed and comprising a white suite with close coupled WC, compact sink with mixer tap and bath. There are electrical connections for a TV and an eco style light.





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FRONT GARDEN

Enclosed by a red brick wall and with a gated entrance.

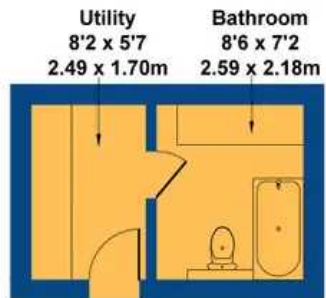
REAR GARDEN

A fully enclosed rear garden by mix of block wall and fencing. It is low maintenance and has areas of interlocking brick paviour on two levels and 4 steps lead onto a further stone chipped section. Access to further outhouse shed. Gated pedestrian access leads to the side (Station Road).

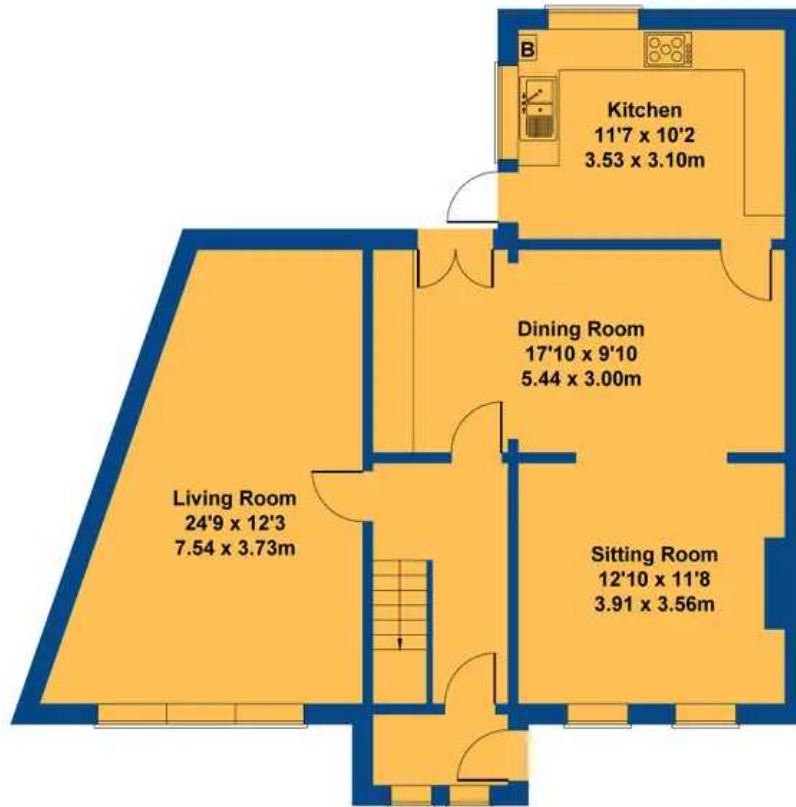


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Approximate Gross Internal Area
1701 sq ft - 158 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.





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