





45 Railway Road

Rhoose, Barry

This classy 3 bedroom detached house is truly immaculate and stylish throughout, making it the perfect home for those seeking both elegance and comfort. The property boasts three spacious bedrooms, including one en-suite, ensuring plenty of living space for a growing family or hosting guests

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A CLASSY 3 BEDROOM DETACHED HOUSE
- IMMACULATE AND STYLISH THROUGHOUT
- 3 GREAT SIZE BEDROOMS - 1 EN-SUITE
- TRIPLE ASPECT LIVING ROOM
- GORGEOUS KITCHEN/DINING ROOM
- ENCLOSED AND TOTALLY PRIVATE REAR GARDEN
- DRIVE, GARAGE AND SOME SEA VIEWS
- EPC RATING - B84





Entrance Hall

Accessed via covered storm porch and through a modern composite door with opaque glazing. The hall has a tiled effect vinyl flooring which leads through to the kitchen dining room. Carpeted dog leg staircase with handrail leads to the first floor. Matching column style doors give access to the cloakroom WC, storage cupboard, living room and kitchen diner. Radiator.

Cloakroom WC

6' 2" x 3' 1" (1.88m x 0.94m)

Continuation of the tiled effect vinyl flooring and comprising a white WC and wash hand basin which has a ceramic tiled splash back with glass shelf over. Radiator and extractor.

Living Room

16' 6" x 9' 10" (5.03m x 3.00m)

A stylish carpeted lounge which has three sets of windows, two radiators and a focal panelled wall to one end. Smooth coved ceiling.

Kitchen Diner

16' 6" x 9' 8" (5.03m x 2.95m)

In two distinct areas and initially with space for table and chairs - here there is a window plus French style doors giving access to the enclosed rear garden. Further window, plus radiator. The kitchen area is comprehensively fitted with matching eye level and base units with modern work tops over. There is a one and a half bowl ceramic sink unit with mixer tap over and integrated appliances include 4 ring gas hob with electric oven under and extractor over. Further integrated dishwasher, washing machine and fridge freezer. Under unit runway style lighting plus a floor mounted heater. Concealed combi boiler firing the gas central heating. Smooth ceiling with 6 recessed spot lights and extractor.

Landing

Carpeted, matching the stairs, the landing has column doors leading to the three bedrooms and bathroom. Drop down loft hatch and radiator.





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Bedroom One

12' 3" x 10' 0" (3.73m x 3.05m)

A beautifully presented carpeted double bedroom with two sets of windows, radiator and double wardrobe. Column door to the en suite.

En Suite

9' 10" x 3' 11" (3.00m x 1.19m)

With a tiled effect vinyl flooring an immaculate white suite comprises WC, pedestal basin and double width shower cubicle which is fully tiled. Radiator and shaver point. Extractor. Mosaic style splash backs to half level along with display shelf.

Bedroom Two

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

A carpeted double bedroom with two sets of windows, radiator and a fitted double wardrobe. A pleasant sea view from one of the windows.

Bedroom Three

9' 10" x 7' 0" (3.00m x 2.13m)

An carpeted bedroom which could take a double bed but is ultimately a good size single. Window with sea view and radiator.



Bathroom WC

6' 8" x 5' 7" (2.03m x 1.70m)

Immaculate and with white suite comprising WC, pedestal basin and bath with mixer tap over. Mosaic style splash backs to half level and matching sill with opaque window. Tiled effect vinyl flooring, smooth ceiling with 4 recessed spot lights and extractor plus radiator and shaver point.



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FRONT GARDEN

Front and side wrap around landscaped areas with slate chippings and various plants and shrubs.

REAR GARDEN

Fully enclosed by mix of high brick wall and timber fencing - enjoying total privacy. Initial area of slabbed patio and the rest is laid to lawn with a perimeter walkway. Pedestrian gate leads to the front of the property. Tap.

ON DRIVE

2 Parking Spaces

Tarmacked and in front of the garage for two vehicles.

GARAGE

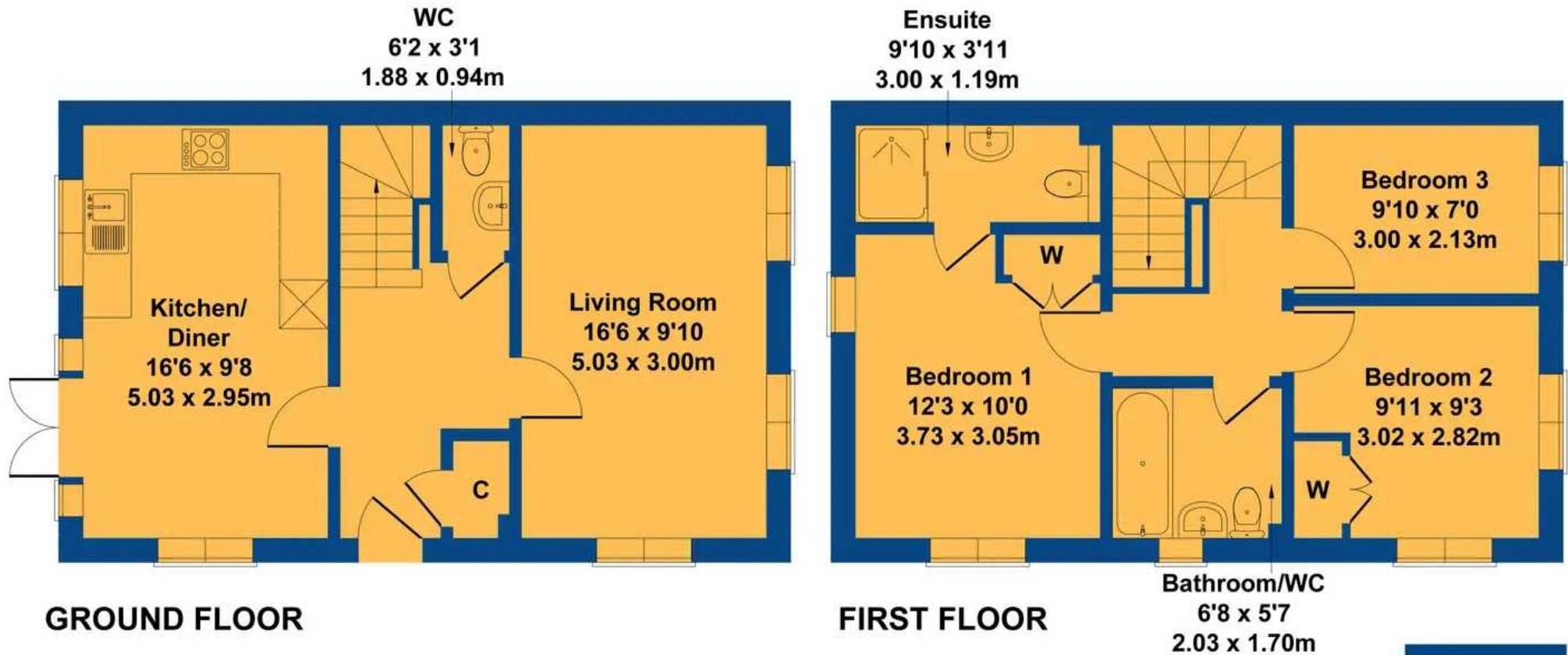
Single Garage

Accessed via up and over door and with power and lighting provided.



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Approximate Gross Internal Area
926 sq ft - 86 sq m



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



Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900 • rhouse@chris-davies.co.uk • www.chris-davies.co.uk/

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