





16 Readers Way

Rhoose, Barry

Exceptional 3 bed semi-detached house with bright conservatory, spacious kitchen/dining area, enclosed rear garden, 2-car driveway, garage, sea views. EPC rating D61. Close to village amenities and train station.

Council Tax band: D

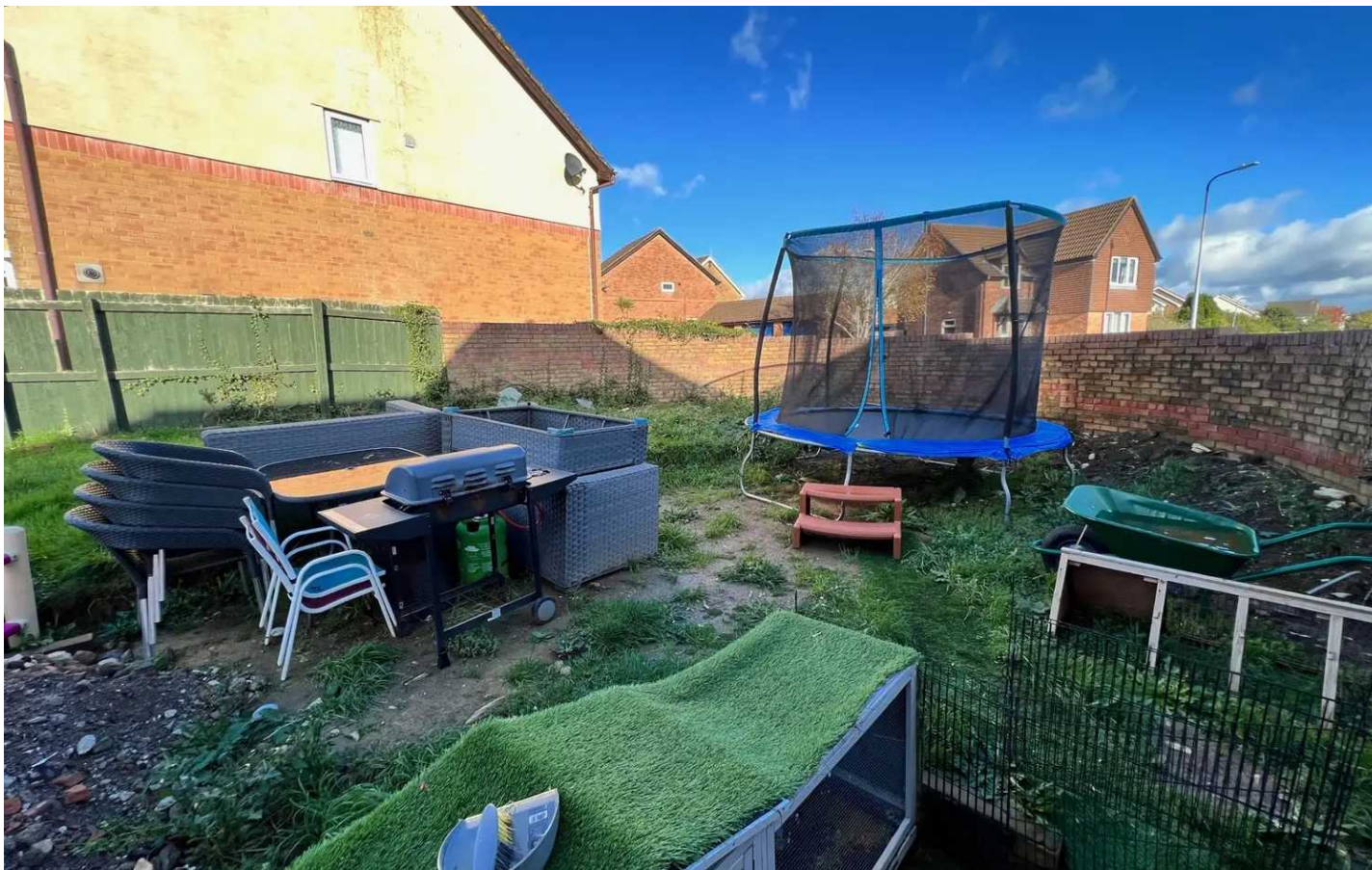
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM SEMI DETACHED PROPERTY
- LIVING ROOM PLUS CONSERVATORY EXTENSION
- SPACIOUS KITCHEN/DINING ROOM
- CLOAKROOM/WC AND FIRST FLOOR SHOWER ROOM/WC
- ENCLOSED REAR GARDEN
- TWO CAR DRIVEWAY AND SINGLE GARAGE
- EPC RATING D61; SOME SEA VIEWS





Entrance Hallway

Access via uPVC door, patterned opaque glazed window from the side elevation. Laminate flooring, coving and radiator. Panelled door to downstairs WC, kitchen and living room. Carpeted stairway leading to first floor landing.

Cloakroom/WC

5' 11" x 2' 8" (1.80m x 0.81m)

With a white suite comprising close coupled WC, wash basin and cupboard under. Ceramic splashback and sill with opaque side window. Electric box, radiator. Laminate flooring.

Kitchen

15' 9" x 8' 5" (4.80m x 2.57m)

Excellent size with dual aspect windows to side and front. Space for table and chairs. The kitchen is well appointed with matching eye level and base units in a shaker style. Modern worktops with ceramic 1.5 sink unit inset with tap over. Double display cabinet. Integrated four ring gas hob with integrated electric oven under with cooker hood over. Space for further appliances as required. Ceramic tiled flooring plus splash back and sill. Wall mounted boiler plus radiator.

Lounge

12' 10" x 12' 3" (3.91m x 3.73m)

Generous sized carpeted reception room with coving and a radiator. The focal point is a modern fire surround with marble effect back and hearth with electric fire. Panelled door to a handy under stairs storage. uPVC French doors gives access to the conservatory.

Conservatory

9' 2" x 8' 10" (2.79m x 2.69m)

uPVC windows and patio door giving access to rear garden.. Polycarbonate mono-pitch roof with laminate flooring.





Landing

Carpeted and with matching doors to the three bedrooms and the shower room. Loft hatch.

Bedroom One

12' 3" x 9' 0" (3.73m x 2.74m)

A carpeted double bedroom with fitted double wardrobe. Coving, radiator and front uPVC windows which enjoy separate views of the channel.

Bedroom Two

9' 4" x 8' 2" (2.84m x 2.49m)

A carpeted double bedroom with rear window, radiator and single fitted wardrobe.

Bedroom Three

8' 7" x 6' 7" (2.61m x 2.01m)

A carpeted single bedroom with radiator and side window.

Shower Room/WC

7' 4" x 5' 11" (2.23m x 1.80m)

A modern white suite comprising WC, basin with vanity cupboard under plus double shower cubicle with electric shower. Vinyl flooring, ceramic tiled splash backs and sill plus opaque uPVC side window. Chrome heated towel rail, shaver point, extractor and strip light.





FRONT GARDEN

Front and side garden wrapping around the property with a dwarf brick wall border which has wrought iron railings over. The area comprises a primarily stone chipped low maintenance area with path to the front door. A paved path leads from the pavement to the front door and also extends to the rear via a timber gate.

REAR GARDEN

A spacious fully enclosed garden which is in need of attention. It currently offers a small patio and lawn with fenced boundaries.

DRIVEWAY

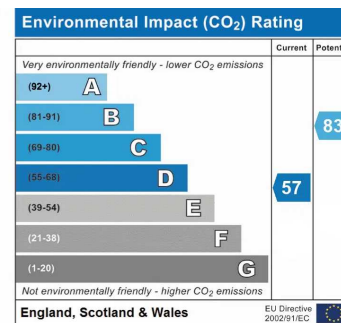
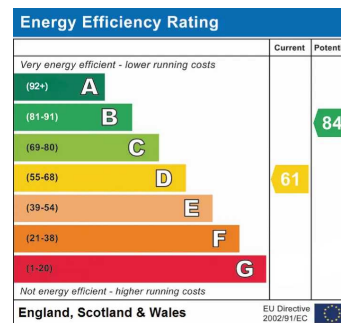
2 Parking Spaces

A tarmacked drive for two vehicles and this leads to the garage.

GARAGE

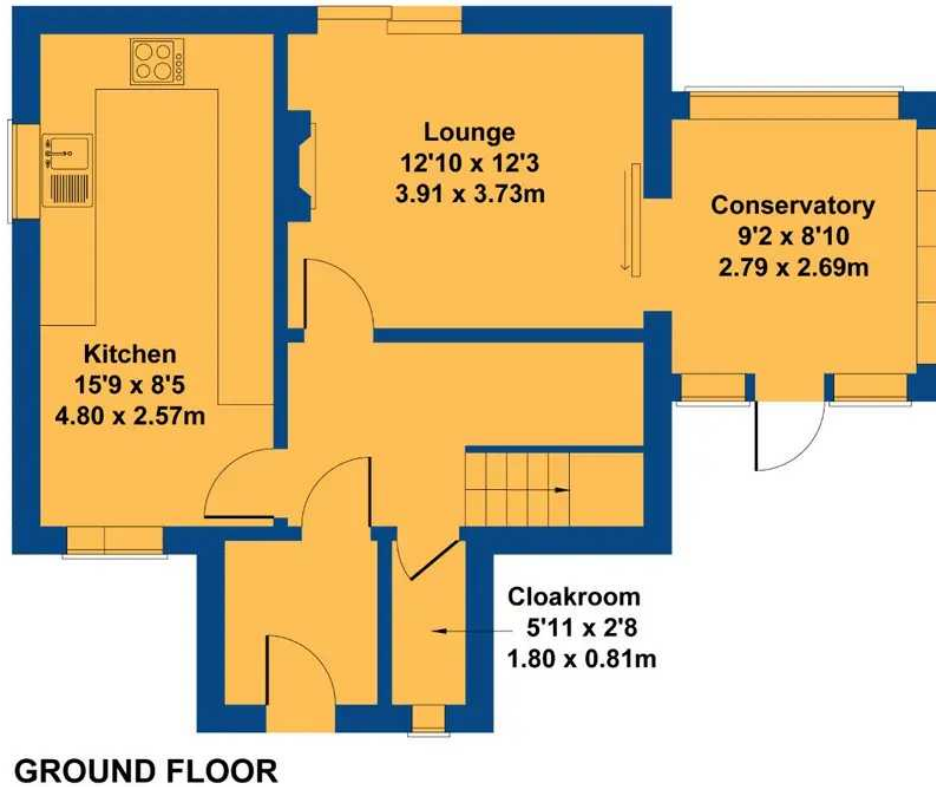
Single Garage

A single garage accessed via up and over door.



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Approximate Gross Internal Area
974 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2023
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