





51 Railway Road

Rhoose, Barry

Stunning 2 bed modern property in a peaceful cul-de-sac. Features include spacious lounge/dining room, fitted kitchen, en-suite shower room, landscaped rear garden with patio, false lawn, and decked section. 2 car drive. Easy access to Rhoose rail station and village amenities. Coastal walks nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SUPERB TWO BEDROOM MODERN PROPERTY
- ENCLOSED LANDSCAPED REAR GARDEN
- SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS
- LOVELY FITTED KITCHEN WITH OVEN, HOB AND HOOD
- EN-SUITE SHOWER ROOM AND SEPARATE BATHROOM
- CLOAKROOM/WC; SIDE 2 CAR DRIVEWAY
- EPC RATING B83
- TUCKED AWAY IN A CUL DE SAC





Entrance Hall

Access via modern door with opaque glazing. Laminate flooring extends through to the living room, cloakroom and kitchen, with a carpeted dog leg staircase. Modern column panelled doors to the living room and cloakroom WC, with open access to the kitchen.

Cloakroom WC

5' 1" x 2' 10" (1.55m x 0.86m)

White suite comprising close coupled WC with button flush and corner pedestal basin with tiled splashback. Fuse box, extractor, radiator and opaque side window with tiled windowsill.

Lounge Dining Room

15' 0" x 12' 10" (4.57m x 3.91m)

Immaculately decorated with uPVC French doors leading out onto the landscaped rear garden. Ample space for a dining table and chairs plus living room furniture. Column panelled door to handy under stairs storage cupboard and a radiator.

Kitchen

9' 9" x 5' 11" (2.97m x 1.80m)

Very well appointed with matching eye level and base units which are complemented by modern worktops with a matching trim and a one and a half bowled stainless steel sink inset with a mixer tap over. Integrated four ring gas hob with an electric oven under and a cooker hood over. Slot in spaces for a washing machine and a fridge freezer (appliances not to remain). Concealed combi boiler firing the gas central heating, extractor and kick level heater.





Bedroom One

10' 0" x 9' 6" (3.05m x 2.90m)

Carpeted with a feature three-quarter panelled wall, radiator and rear window. Column panelled door to the en-suite. The bedroom is large enough to accommodate a king size bed and 2 bedside tables

En Suite

10' 0" x 2' 11" (3.05m x 0.89m)

White suite comprising close coupled WC, pedestal basin and fully tiled cubicle with electric shower inset. Easy wipe flooring plus ceramic tiled walls (halfway). Shaver point, extractor and mirror fronted cosmetics cabinet. Radiator.

Bedroom Two

10' 6" x 8' 3" (3.20m x 2.51m)

Carpeted double bedroom with two front windows. Radiator. Recessed double wardrobe excluded from dimensions provided plus further over stair storage cupboard.

Bathroom WC

6' 8" x 5' 11" (2.03m x 1.80m)

A white suite comprising close coupled WC with button flush, pedestal basin and bath. Ceramic tiled walls to half way. Vinyl floor, extractor, radiator and cosmetics cabinet.

Front Garden

A small planted section and several steps lead up to the front door

Rear Garden

A landscaped and enclosed rear garden which initially has a slabbed patio and this leads on to a false lawn with final decked section. The garden has a mix of a dwarf wall and fenced boundaries. There is a side gate to the drive area.

On Drive

2 Parking Spaces

There is a drive to the left side of the property and this offers space for two vehicles.





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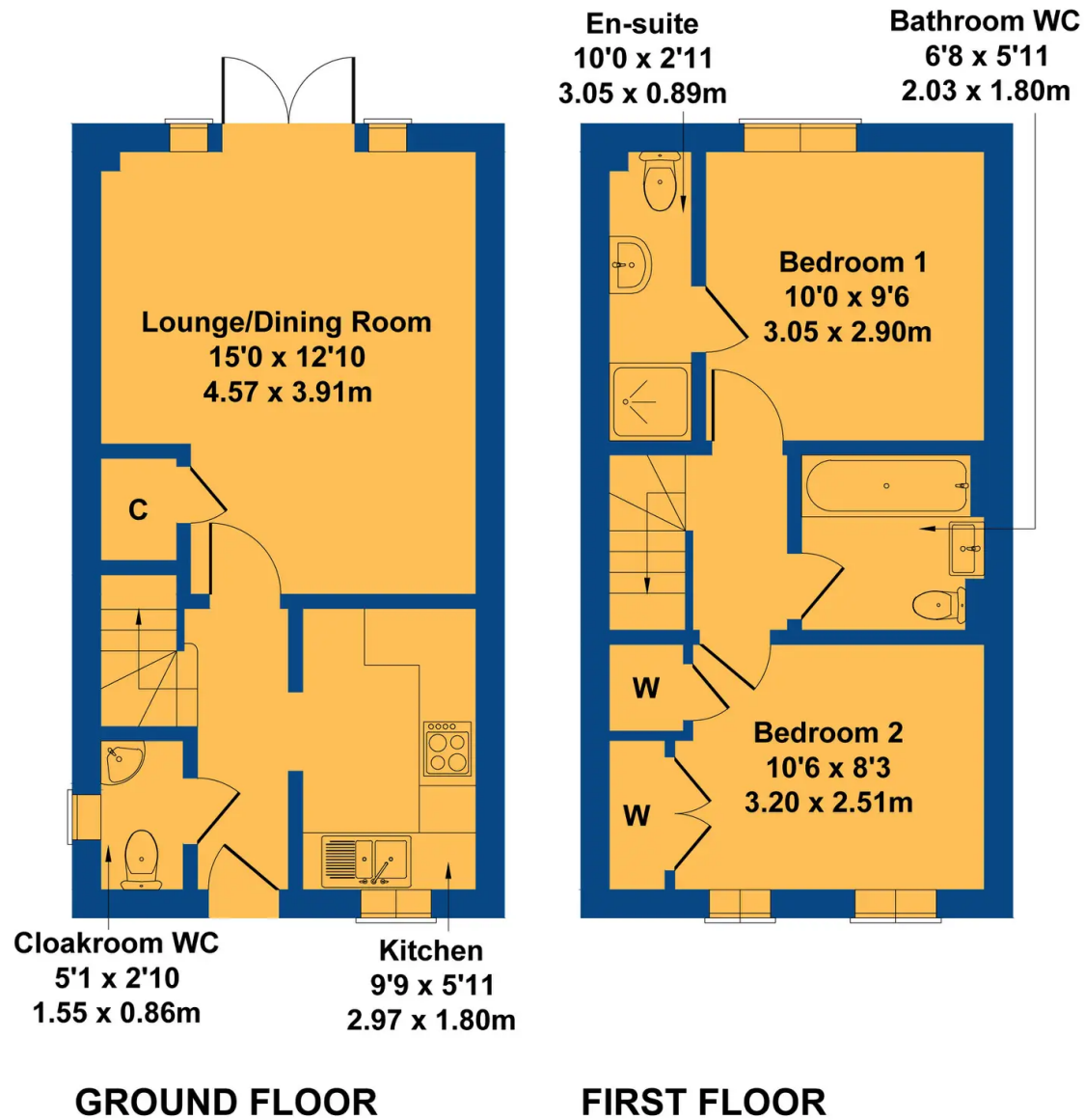
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White suite comprising close coupled WC, pedestal



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Approximate Gross Internal Area
667 sq ft - 62 sq m



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



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