





19 Heol Y Dryw

Rhoose, Barry

Delightful 2-bed terraced house with sea views. Spacious lounge with French doors for indoor/outdoor living. Modern kitchen with integrated appliances. Enclosed sunny rear garden with patio area. 2 allocated parking spaces. Close to Rhoose rail station and scenic walks. A must-see property!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- TWO DOUBLE BEDROOM MODERN HOME
- SEA VIEWS FROM THE REAR
- SPACIOUS LOUNGE WITH FRENCH DOORS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- 1ST FLOOR BATHROOM; GR. FLOOR CLOAKROOM/WC
- ENCLOSED SUNNY REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- EPC RATING OF C69





Entrance Hallway.

Approached via a covered storm porch and through a modern coated door with patterned glazed panels. The hallway has a ceramic tiled flooring and radiator. Matching panelled doors lead to the lounge/dining room and a handy cloakroom/WC whilst open door access leads to the kitchen. A carpeted dog leg staircase with handrail leads up to the first floor.

Cloakroom/WC.

4' 11" x 2' 10" (1.50m x 0.86m)

With a white suite comprising close coupled WC plus corner basin with tiled splashback and vanity cupboard under. Opaque UPVC front window and a tiled effect laminate flooring.

Lounge/Dining Room.

16' 1" x 13' 8" (4.90m x 4.16m)

A great size carpeted room with uPVC window and French style doors leading to the enclosed rear garden. Radiator and smooth coved ceiling. Panelled door to a handy spacious under stair storage cupboard.

Kitchen.

8' 4" x 6' 11" (2.54m x 2.11m)

Fitted with modern eye level and base units in white and these are complimented by beech effect work tops with a polycarbonate sink unit inset. Integrated four ring gas hob with an electric oven under and cooker hood over. Further integrated fridge/freezer plus space for a washing machine. Wall mounted combi boiler, tiled effect laminate flooring, plus tiled splash backs and sill with uPVC front window. Hidden fuse box.





Landing.

Carpeted with a loft hatch and panelled doors lead to the two double bedrooms and bathroom.

Bedroom One

13' 8" x 8' 0" (4.16m x 2.44m)

Dimensions exclude a 2'11" door recess and include the depth of a double wardrobe. This room is carpeted and there are two radiators plus there are two front uPVC windows. Smooth ceiling.

Bedroom Two

13' 8" x 9' 7" (4.16m x 2.92m)

A carpeted double bedroom with two front uPVC windows both enjoying a sea view. There are two radiators and a fitted floor to ceiling double wardrobe. Smooth ceiling.

Bathroom/WC.

7' 1" x 6' 6" (2.16m x 1.98m)

With a white suite comprising close coupled WC, pedestal basin and a twin grip bath with thermostatic power shower over the bath. There is a ceramic tiled floor covering and tiled splash backs. Shaver point, extractor unit and radiator.

Front Garden

The boundary for the front runs just prior to the railings. There are planted areas of bushes, hedgerow and a small path leading to the front door.

Rear Garden

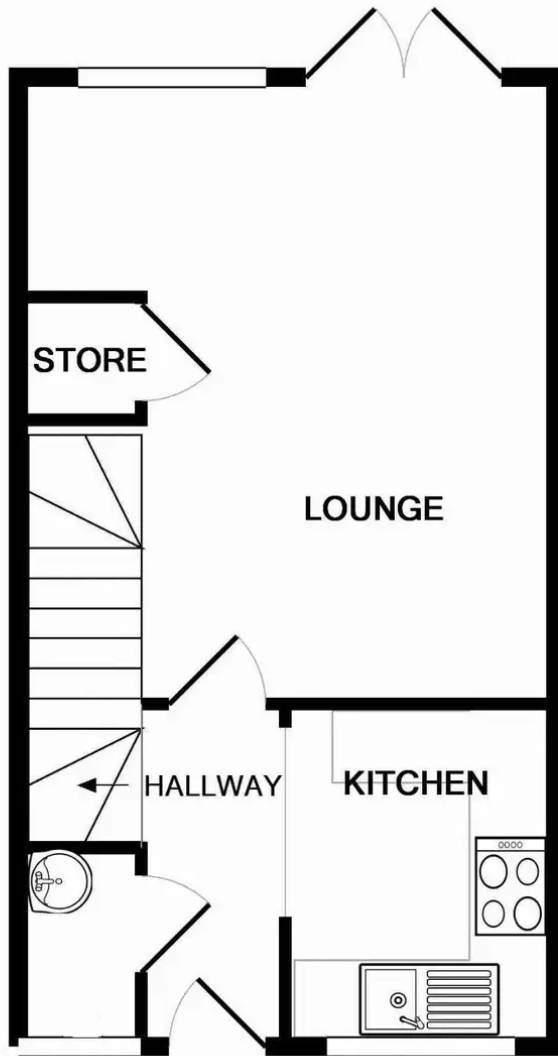
An enclosed patio area which has planted flower beds. There is gated side access and the garden is fully enclosed by well maintained timber fencing and enjoys a sunny aspect.

Allocated Parking

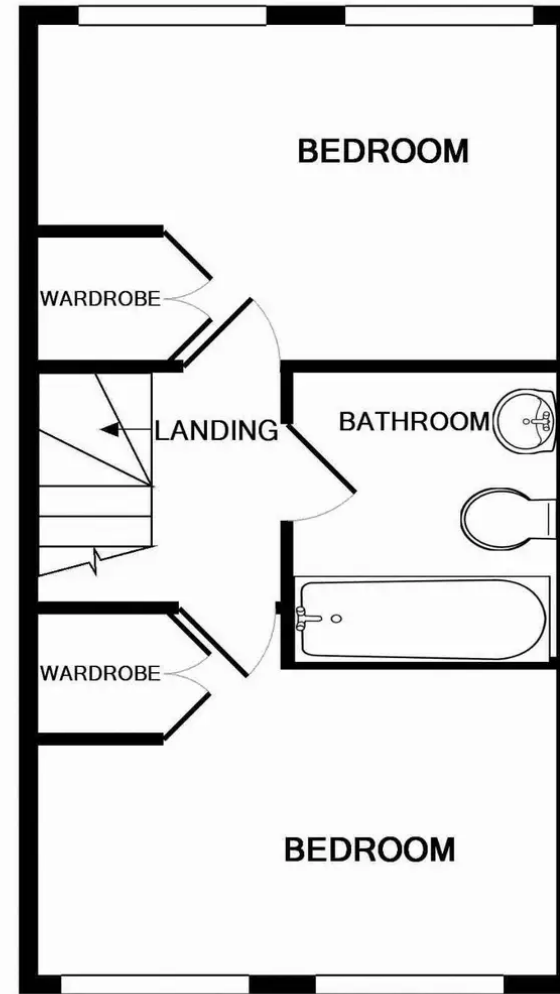
2 Parking Spaces

There are two parking spaces allocated to this property within a small communal parking area.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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