

22 Picton Road, Rhoose  
£205,000



## 22 Picton Road

Rhoose, Barry

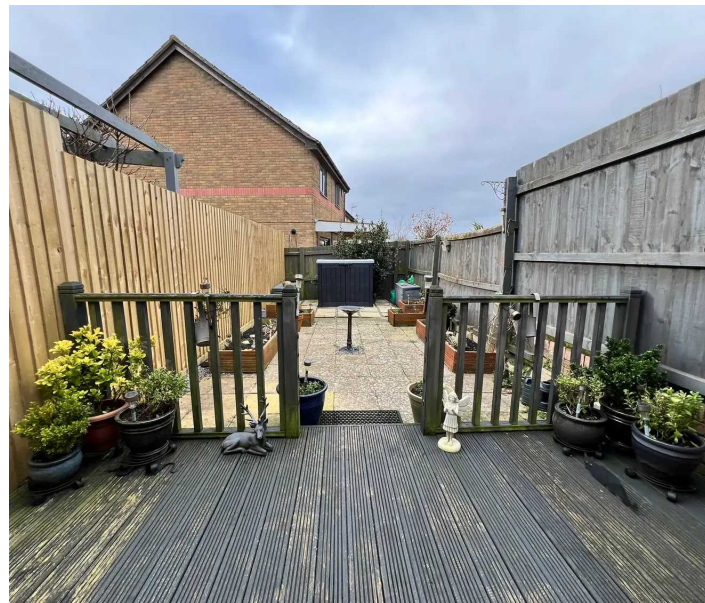
Modern 2-bed mid-terrace in a peaceful cul-de-sac. Spacious lounge with patio doors, allowing seamless indoor/outdoor living. Enclosed rear garden, 2 parking spaces & open views over airport. Gas central heating, uPVC windows. Short walk to amenities & rail station. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- TWO BEDROOM PROPERTY
- TUCKED AWAY CUL DE SAC POSITION
- SPACIOUS LOUNGE WITH PATIO DOORS
- SUNNY ENCLOSED REAR GARDEN
- TWO PARKING SPACES
- MODERN KITCHEN AND SHOWER ROOM/WC
- OPEN VIEWS TO THE REAR
- EPC RATING C74





### Entrance Hall

Entrance hall accessed via uPVC door with oval glazed inset. Laminate flooring, shelf over radiator and multi paned glazed door leading to the living room, whilst an arch leads to the kitchen. Coat storage and fuse box.

### Kitchen

8' 2" x 7' 8" (2.49m x 2.34m)

Fitted with a range of modern eye level and base units and complemented by modern work tops which have one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated 4 ring gas hob with electric oven under. Free standing space for washing machine and upright fridge freezer as required (these two appliances are not to remain). Tiled effect laminate flooring, tiled effect splash backs and sill and front uPVC window. Wall mounted Baxi combi boiler which fires the gas central heating. Strip light.

### Living Room

16' 8" x 11' 10" (5.08m x 3.61m)

An excellent size living room with laminate flooring and French style uPVC doors giving access to the enclosed rear garden. Carpeted staircase with mahogany style spindled balustrade which leads to the first floor. Two radiators.





### Landing

Carpeted and with matching doors giving access to the two bedrooms and shower room WC. Panelled door leads to a handy storage cupboard with shelving for towels, linen etc. Loft hatch (partly boarded and with pull down ladder).

### Bedroom One

11' 7" x 9' 9" (3.53m x 2.97m)

Carpeted double bedroom with double wardrobe into recess and excluded from dimensions provided. Radiator and rear uPVC window with open views across the lower airport grounds.

### Bedroom Two

10' 9" x 6' 11" (3.28m x 2.11m)

Carpeted single bedroom with front uPVC window, radiator and panelled door giving access to a double width wardrobe / storage cupboard.

### Shower Room WC

7' 10" x 4' 9" (2.39m x 1.45m)

Comprising a white WC, pedestal basin and walk in double shower enclosure which has a thermostatic shower unit with fixed rainfall style head and adjustable rinse unit. Vinyl flooring plus modern ceramic tiled splash backs and deep sill with opaque uPVC front window. Radiator.

**Driveway** - 2 Parking Spaces - Directly in front of the property and providing off road parking for two vehicles side by side.

### Front Garden

Small area laid to Cotswold stone chippings and slabs lead to the front door.

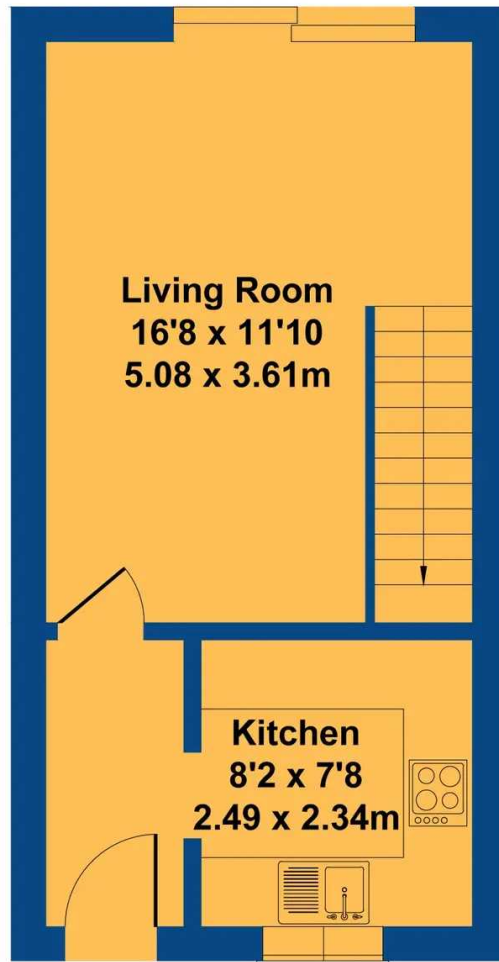
### Rear Garden

Fully enclosed and low maintenance with areas of initial decking and slabbed patio with various planters. Enclosed by well maintained fencing and enjoys a sunny / westerly aspect. Extractor.

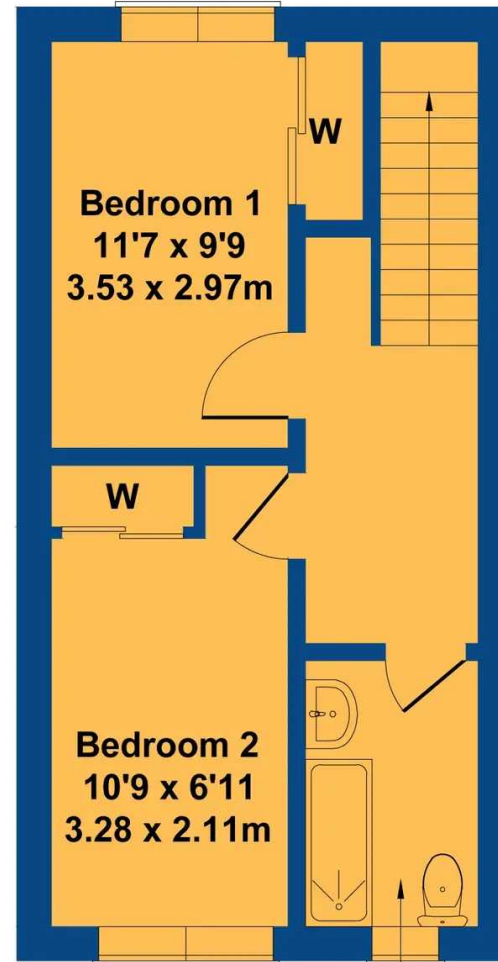


# 22 Picton Road

Approximate Gross Internal Area  
614 sq ft - 57 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**Shower Room/WC**  
7'10 x 4'9  
2.39 x 1.45m

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**





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