

12 Nyth Y Dryw, Rhoose
£350,000



12 Nyth Y Dryw

Rhoose, Barry

This spacious 4-double bedroom detached family home offers contemporary living with traditional charm. Boasts 4 bedrooms, modern kitchen, integral garage, and landscaped garden. Energy-efficient with EPC rating C71. Sold chain-free. Ideal for families.

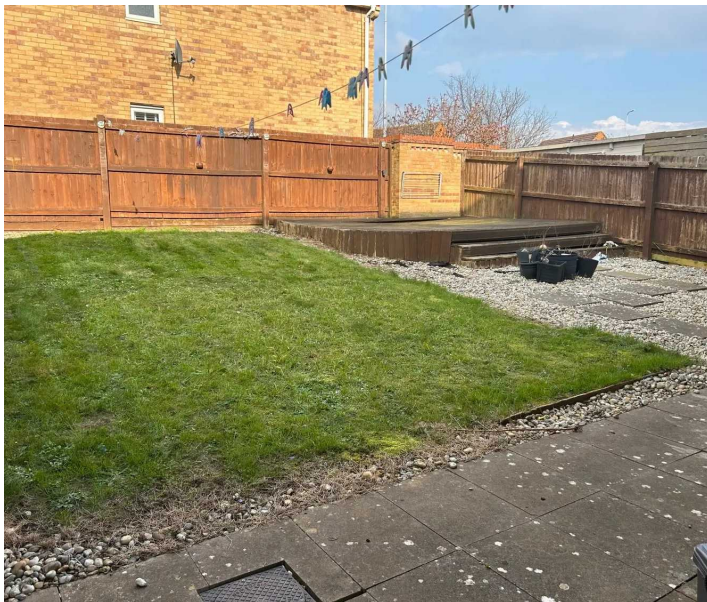
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SPACIOUS DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- 4 DOUBLE BEDROOMS, EN-SUITE
- INTEGRAL SINGLE GARAGE
- GAS C/H; UPVC DOUBLE GLAZING THROUGHOUT
- EPC RATING C71
- UTILITY/ WC & NO CHAIN





Entrance Hallway

A spacious entrance hallway which is accessed via the original wood door with obscure glass panels. Real wood flooring with inset doormat area. A carpeted dog leg stairs allows access to the first floor. Matching column panelled doors leading to Cloakroom/ WC, Kitchen, Living Room and a handy under stair coat store. Smooth ceiling & radiator.

Cloakroom/ WC

5' 7" x 3' 10" (1.70m x 1.17m)

Consisting of a white close couple WC and pedestal sink unit. Ceramic tiles to dado level, vinyl flooring. Radiator & extractor.

Living Room

15' 8" x 12' 9" (4.78m x 3.89m)

measurements not inclusive of bay window recess A spacious South facing living room with real wood flooring leading through from the hallway. A bay window the front and a small window to the side allow partial sea views. Gas fire with mantle surround. Coved smooth ceilings, 2 radiators. Glass panelled door leading through to the Dining Room.

Dining Room

14' 8" x 8' 4" (4.47m x 2.54m)

With real wood flooring leading through from Living Room the family sized Dining Room has access to the Kitchen via a panelled door and the Conservatory via double uPVC French Doors. Coved smooth ceiling, radiator.

Conservatory

9' 0" x 8' 0" (2.74m x 2.44m)

A brick-based conservatory which adds a further reception room onto the property with ceramic tiled flooring. Double glazed with uPVC French doors to the side allowing access to the rear garden, opaque roof. Power sockets.





Kitchen

10' 9" x 10' 5" (3.28m x 3.18m)

A spacious kitchen with room for a small table or breakfast bar. Vinyl flooring with wood laminated base and eye level units. Separate electric oven and grill; 4 ring gas hob with cooker hood. Space for fridge/ freezer or other appliances. Contrasting worktops with inset stainless steel one and a half sink unit with mixer tap. Window to the rear overlooking the rear garden. Ceramic tiled splashback and sill. Smooth ceiling, radiator with panelled door allowing access into the separate Utility Room.

Utility Room

8' 11" x 5' 0" (2.72m x 1.52m)

Vinyl flooring with matching eye and base level units as the Kitchen. Space for washing machine and tumble dryer. Ceramic tiled splashbacks. Gas boiler (last serviced May 2023). Stainless steel sink unit inset with mixer tap. Original wood door with obscure glass allowing access to the rear garden as well as a panelled door giving access into the integral garage. Smooth ceiling, radiator and extractor.

Integral garage

A single integral garage which can be accessed via an up and over door or via the Utility Room. Space for one car, power sockets, light and high level fuse box.

Landing

Carpeted dog-leg stairs allowing access to the first floor. A spacious carpeted landing with wood spindle banister and second wall handrail. Window to the front allowing partial sea views. Panelled doors lead to 4 double bedrooms, airing cupboard and family bathroom. Loft hatch allows access to a partially boarded attic. Smooth ceiling and radiator. The airing cupboard houses the water heater and has a handy shelf for storage.





Bedroom 1

13' 10" x 10' 8" (4.22m x 3.25m)

A spacious south facing main bedroom with laminate flooring and built in triple wardrobes. Window to the front allowing sea views. Smooth ceiling & radiator. Panelled door leading to en-suite.

En-Suite

6' 3" x 6' 3" (1.91m x 1.91m)

Consisting of a white close coupled toilet, pedestal sink and single shower cubicle with inset thermostatic shower with glass door. Radiator, shaving socket, smooth ceiling and extractor. Obscure window to the side.

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m)

Measurements aren't into the door recess A carpeted double bedroom with front south facing windows again allowing sea views. Double inset wardrobes, smooth ceiling & radiator.

Bedroom 3

11' 9" x 10' 3" (3.58m x 3.12m)

measurements are into door recess Another generously sized carpeted double bedroom with inset double wardrobes. Rear window overlooking rear garden. Smooth ceiling, radiator.

Bedroom 4

11' 1" x 11' 0" (3.38m x 3.35m)

measurements into recess Another good sized carpeted double bedroom. Rear window overlooking the rear garden. Smooth ceiling and radiator.

Bathroom

8' 1" x 7' 6" (2.46m x 2.29m)

The family bathroom consists of a white suite; close couple WC, pedestal sink and bath with shower over. Ceramic tiled splashbacks to dado level, sill inset and fully tiled in bath area. Vinyl flooring. Rear obscure window. Smooth ceiling, extractor, shaving socket & radiator.





REAR GARDEN

35' 7" x 34' 3" (10.85m x 10.44m)

A fully enclosed fenced garden laid to a mixture of patio, lawn, stones and decked area. Outside tap. Side access to the front of the property via a wooden gate. 2 x gas meter boxes.

FRONT GARDEN

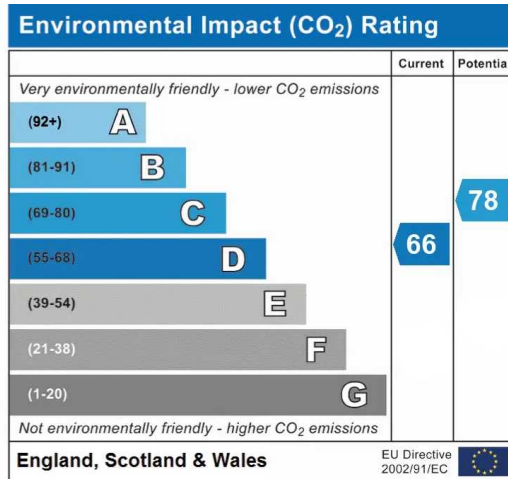
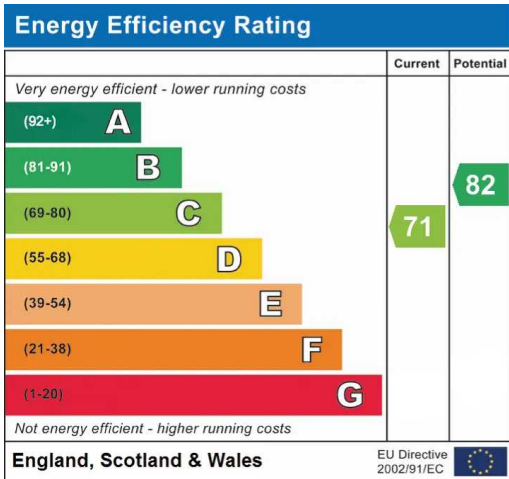
Drive allowing parking for one car, laid to tarmac. Small slate area under front bay window.

DRIVEWAY

1 Parking Space

Drive allowing parking for one car. Laid to tarmac. Integral single garage also allows parking for another car as mentioned within the description above.







Chris Davies Estate Agents

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

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.