





## 18 South View

Rhoose, Barry

Charming 3-bed terrace with breathtaking Bristol Channel views. Modern shower room, spacious kitchen/diner, enclosed rear garden with patio and storage shed. Tranquil outdoor space perfect for relaxing or entertaining. Close to train station for easy commuting. Ideal blend of comfort and convenience

Council Tax band: C

Tenure: Freehold

- MID TERRACE WITH OPEN ASPECTS OVER THE BRISTOL CHANNEL
- THREE BEDROOMS; CLOSE TO THE RAIL STATION
- MODERN SHOWER ROOM TO FIRST FLOOR
- ENCLOSED REAR GARDEN
- EPC tbc
- LARGE KITCHEN/ DINER





### **Porch**

Accessed via a uPVC door with obscure glazing and further glazed panels. Wood effect cushioned vinyl flooring and a further obscure glass uPVC door with matching side panel giving access to the entrance hallway. Meter cupboard and central light.

### **Entrance Hallway**

Recarpeted and with a matching staircase leading to the first floor. Handy open under stair storage space. High level 2024 fuse box plus radiator. Two primarily glazed doors leading to the Living Room and Kitchen/ Diner.

### **Living Room**

Recarpeted and with a front uPVC window. Radiator.

### **Kitchen/ Dining Room**

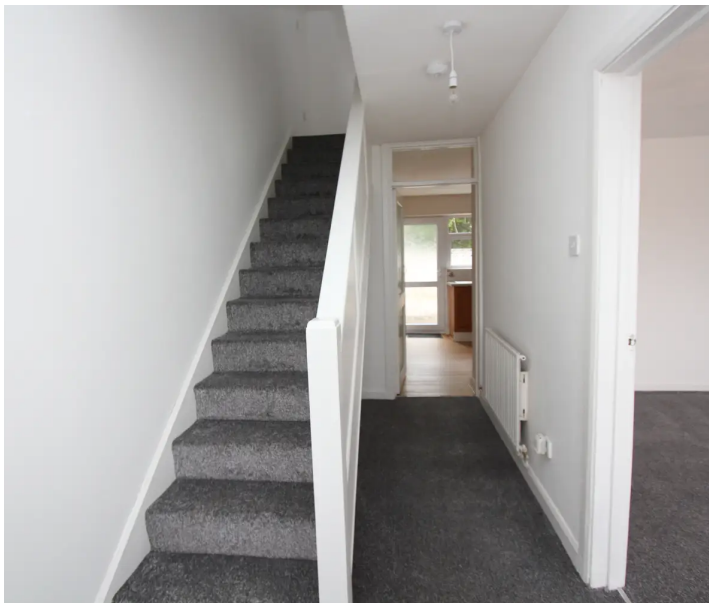
14' 4" x 9' 5" (4.37m x 2.87m)

With a re-laid wood effect vinyl flooring initially with space for a dining table and chairs. The kitchen itself is fitted with pine effect eye and base level units which are complimented by modern worktops which has a stainless-steel sink unit inset with mixer tap over. Integrated appliances include a four-ring ceramic hob with cooker hood over and electric oven under. Space for other appliances as required. Ceramic tiled splashbacks and sill with various uPVC rear windows and obscure glazed uPVC door giving access to the rear garden. Radiator, strip light and finally two doors giving access to a generous full height storage cupboard with shelving and the other leads to a cloakroom/ WC.

### **Cloakroom/ WC**

4' 10" x 3' 0" (1.47m x 0.91m)

With a continuation of the wood effect vinyl flooring matching the kitchen/ diner here there is a close couple WC and rear uPVC window.





### **Landing**

Recarpeted and with matching doors accessing the Bathroom, airing cupboard (which houses the combi boiler) and three bedrooms. Drop down loft hatch.

### **Bedroom One**

9' 11" x 9' 9" (3.02m x 2.97m)

A recarpeted double bedroom with picture style front uPVC window enjoying an open aspect of the Bristol channel. Recessed full height double wardrobe (excluded from the dimensions). Radiator.

### **Bedroom Two**

11' 7" x 8' 11" (3.53m x 2.72m)

Dimensions exclude a deep recessed doorway. Recarpeted double bedroom with rear uPVC window. Recessed full height storage cupboard (excluded from the dimensions). Radiator.

### **Bedroom Three**

7' 5" x 6' 10" (2.26m x 2.08m)

A recarpeted single bedroom with front uPVC window enjoying the Channel views. No radiator. Handy storage cupboard over the stairwell.

### **Shower Room/ WC**

8' 2" x 5' 8" (2.49m x 1.73m)

A revamped shower room/ WC which comprises close couple WC, pedestal sink and walk in shower enclosure with glass screen and thermostatic shower inset. The walls are fully fitted with non-grout easy wipe splashbacks. Flooring is a modern vinyl. Radiator. Opaque rear uPVC window.





### **REAR GARDEN**

Fully enclosed, low maintenance garden laid primarily to patio slabs and enclosed by block wall. There is rear access via a wooden pedestrian gate. Also, there is a brick built detached storage shed ideal for general storage.

### **FRONT GARDEN**

An enclosed garden laid primarily to paving slabs and with raised planted areas. Block dwarf front boundary wall.

### **ON STREET**

On street parking is available outside the property.







## Chris Davies Estate Agents

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