

18 Cwrt Newton Pool, Rhoose
£199,950



18 Cwrt Newton Pool

Rhoose, Barry

Modern 2 bed semi-detached with driveway & garage. Bright living room with patio, fitted kitchen, downstairs WC, upstairs bathroom, gas central heating, double glazing. Situated in Rhoose Point near rail station & nature reserve. Ideal first-time buy. Viewing recommended. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MODERN TWO BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- GOOD SIZE LIVING ROOM WITH PATIO DOOR
- FITTED KITCHEN WITH APPLIANCES
- DOWNSTAIRS CLOAKROOM/WC & UPSTAIRS BATHROOM
- SINGLE GARAGE PLUS TWO CAR DRIVEWAY
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- EPC RATING TBC





Hallway

Entrance via a composite door with obscure glass panels. Oak style laminate flooring extends into the living room. Matching panelled doors lead to the cloakroom/WC, living room, kitchen and a handy storage cupboard which houses the fuse box. A radiator and cloak storage.

Cloakroom/WC

5' 10" x 2' 9" (1.78m x 0.84m)

A white suite comprising a WC and a pedestal washbasin with a tiled splashback. Ceramic tile flooring, a radiator and an extractor.

Living Room

13' 8" x 12' 10" (4.17m x 3.91m)

Oak style laminate flooring. An excellent size bright and airy room with a modern wall mounted electric fire complete with a marble surround as the focal point of the room. A carpeted staircase with a spindle style balustrade leading to the first floor and a handy open under stair storage space. Rear uPVC window and door leading to the enclosed rear garden. Radiator.

Kitchen

8' 8" x 6' 6" (2.64m x 1.98m)

Fitted with an excellent range of matching eye and base level units in high gloss white, these are complemented by modern worktops which have a sink unit inset with a mixer tap over. Integrated appliances include a four ring ceramic hob with an electric oven under and a glass canopied cooker hood over with a matching splashback. Further integrated washing machine and fridge/freezer, all to remain. Front uPVC window and laminated flooring.





Landing

Carpeted matching the stairs. Panelled doors giving access to the two bedrooms and the bathroom. Drop down loft hatch.

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

Carpeted double bedroom with two sets of rear uPVC windows, radiator, recessed full height double wardrobe (excluded from dimensions provided). A final door leads to the airing cupboard with a slatted shelf for linen/towels.

Bedroom Two

11' 1" x 6' 6" (3.38m x 1.98m)

Carpeted single bedroom with a front uPVC window, radiator and a freestanding double wardrobe to remain.

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

A white suite comprising a WC, pedestal basin and bath with a thermostatic shower over. Fully ceramic tiled flooring, splashbacks, walls and deep sill with obscure front uPVC window. Radiator, extractor and shaver point.





FRONT GARDEN

Laid primarily to white stone chippings and central steps leading to the front door.

REAR GARDEN

Fully enclosed by well maintained fencing, the rear garden has an initial quadrant shaped slabbed patio which leads on to a lawn. A pedestrian gate leads to the drive. Behind the garage there is an area of gravel with a metal shed.

GARAGE

Single Garage

Single semi-detached garage accessible via an up and over door from the driveway. Power and lighting, storage into the rafters and a pedestrian door leading through to the garden.

DRIVEWAY

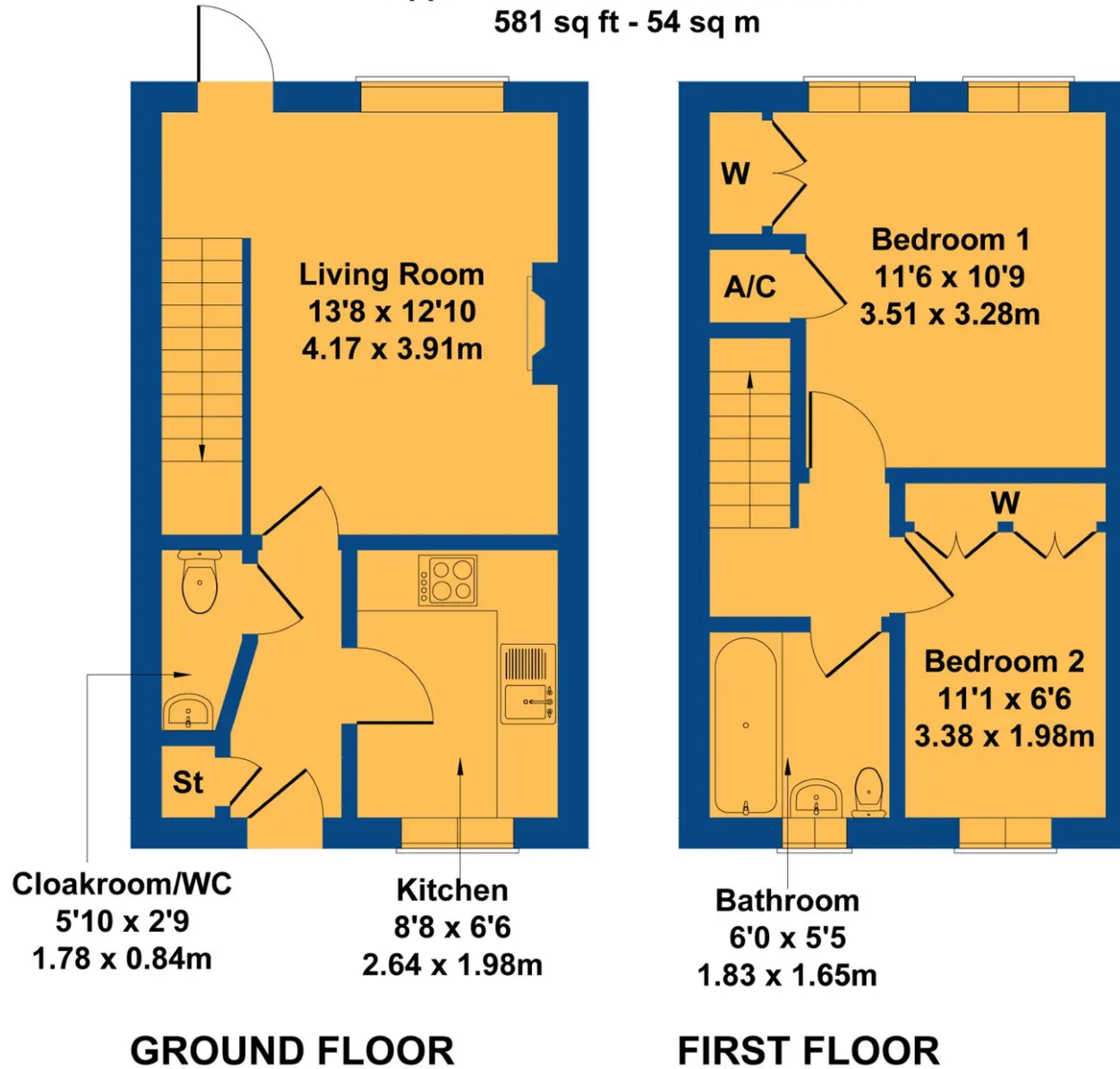
2 Parking Spaces

Tarmacked double driveway offering parking for two vehicles.



18 Cwrt Newton Pool

Approximate Gross Internal Area
581 sq ft - 54 sq m



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



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.