





## 107 Railway Road

Rhoose, Barry

Immaculate 3-bed detached house in quiet cul-de-sac. Spacious lounge and kitchen/dining room. En-suite and family bathrooms. Gas central heating, uPVC windows, garage, and driveway. Private garden with Cotswold slabs.

Energy-efficient with EPC B83.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IMMACULATE 3 BEDROOM DETACHED
- LOUNGE & KITCHEN/DINING ROOM
- LIGHT AND AIRY THROUGHOUT
- EN-SUITE & FAMILY BATHROOMS
- GCH, UPVC, DOUBLE DRIVE & GARAGE
- ENCLOSED PRIVATE REAR GARDEN
- 2 CAR DRIVE AND SINGLE GARAGE
- EPC RATING OF B83





### Entrance Hall

Accessed via a modern door, the central hall has a laminated flooring plus carpeted dogleg stairs to the first floor. Matching column doors lead to the cloakroom/WC, storage cupboard, living room and kitchen/dining room. Radiator.

### Cloakroom/WC

6' 2" x 3' 0" (1.88m x 0.91m)

With a white suite comprising WC and pedestal basin with a tiled splashback. Laminate flooring, extractor and radiator.

### Living Room

16' 6" x 9' 10" (5.03m x 2.99m)

An excellent size carpeted, dual aspect, bright and airy room with 3 windows. 2 radiators.

### Kitchen/Dining Room

16' 7" x 9' 10" (5.05m x 2.99m)

With a laminate flooring and initially with space for dining table and chairs. Here there is a window and French doors to the garden. The kitchen is fitted with stylish blue units and these are complemented by modern tops with matching trim. The worktops have a 1.5 bowl stainless steel sink unit inset. Integrated oven, hob and hood. Further space for other appliances as required. Concealed combi boiler and rear window.

### Landing

A central carpeted landing with matching column doors to the three bedrooms and bathroom. Drop down loft hatch with extendable ladder and the loft is mostly boarded for ease of storage. Radiator.

### Bedroom One

12' 3" x 10' 1" (3.73m x 3.07m)

A carpeted bedroom with dual aspect windows, radiator and double wardrobe. A column door leads to the en-suite.





### **En-Suite**

10' 1" x 3' 11" (3.07m x 1.19m)

With a white WC, pedestal basin and double fully tiled shower cubicle. Easy wipe vinyl flooring, tiled splashbacks, extractor, radiator, shaver point and mirrored cosmetics cabinet.

### **Bedroom Two**

9' 9" x 9' 3" (2.97m x 2.82m)

A carpeted bedroom with dual aspect windows, radiator and double wardrobe.

### **Bedroom Three**

9' 9" x 7' 0" (2.97m x 2.13m)

A carpeted single bedroom with side window and radiator.

### **Family Bathroom/WC**

6' 9" x 5' 6" (2.06m x 1.68m)

In immaculate order and with a white suite comprising a WC, pedestal basin and bath with mixer tap over. Easy wipe vinyl flooring and ceramic tiled splashbacks matching the sill. Opaque window, radiator, shaver point and extractor.





### **FRONT GARDEN**

Wraparound areas of Cotswold chippings and with a matching path leading to the front door. Gate to the rear garden.

### **REAR GARDEN**

A private garden with areas of Cotswold slabbed patio and lawn enclosed by a mix of fencing and brick wall boundaries. Side gate.

### **GARAGE**

Single Garage

Accessed via up and over door. (There is no power to the garage)

### **DRIVEWAY**

2 Parking Spaces

Laid to tarmac and offering parking for two vehicles. Access to the garage.



# 107 Railway Road

Approximate Gross Internal Area  
926 sq ft - 86 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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.