

1 Rhodfar Mor

Rhose, Barry

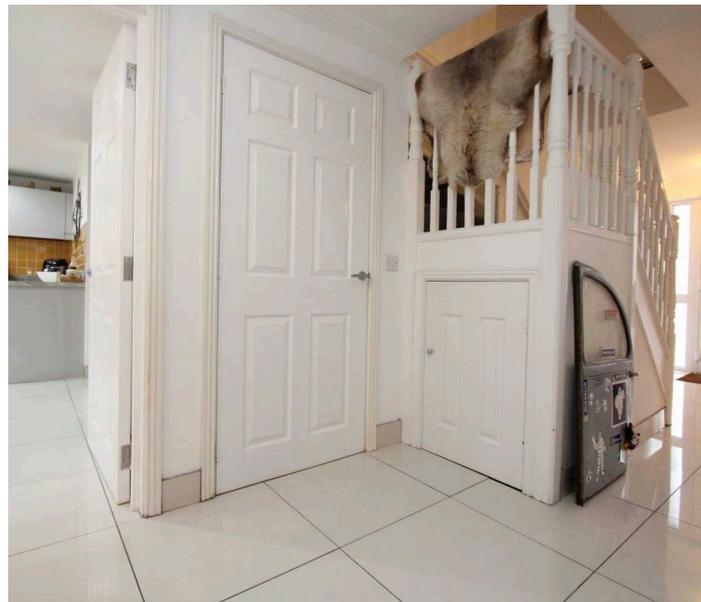
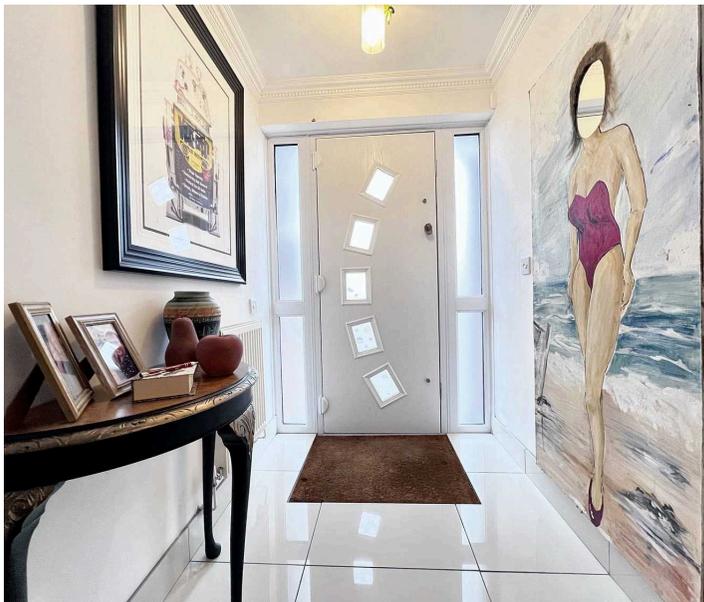
Sensational detached 6 bedroom detached home with double drive and double garage
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- GLAMOROUS AND EYE CATCHING DETACHED HOME
- NO ONWARD CHAIN AND SOME CHANNEL VIEWS FROM THE FRONT
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE RECEPTIONS PLUS LARGE KITCHEN BREAKFAST ROOM
- LIBRARY AREA IDEAL AS A 4TH RECEPTION
- SIX BEDROOMS; BATHROOM PLUS TWO EN SUITES
- LARGE ENCLOSED GARDEN PLUS FRONTAGE WITH GLASS BALUSTRADE SEATING AREA
- DOUBLE DRIVEWAY AND DOUBLE GARAGE
- EPC tbc





Entrance Hall

An impressive hall, accessed via modern front door. A beautiful Porcelain tiled floor with matching skirting leads through to all ground floor rooms. Two radiators. Carpeted stair case to the first floor plus under stair cupboard. Matching upgraded fire doors give access to the lounge, sitting room, games room / study, kitchen breakfast room and the WC cloaks.

Lounge

20' 3" x 11' 3" (6.17m x 3.43m)
Continuation of the flooring with matching skirting. Front aspect bay window. Radiators plus modern Smeg log effect wall mounted fire.

Sitting Room

11' 11" x 9' 2" (3.63m x 2.79m)
Continuation of the flooring and matching skirting. Radiator. Double opening uPVC doors to the rear garden. Radiator plus a further modern wall mounted Smeg log effect fire.

Games Room / Third Reception

8' 4" x 6' 7" (2.54m x 2.01m)
Continuation of the flooring with matching skirting. Rear aspect window and radiator.



Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)
An attractive kitchen (fitted approx 3 years ago) with high gloss, handleless, eye level and base units. Complementing work surfaces over with inset sink and mixer tap. Inset induction hob, oven under and cooker hood over. Continuation of the Porcelain tile floor. Rear aspect window and opening access to utility. The kitchen also opens to the breakfast / dining area.



Breakfast / Dining Area

16' 3" x 7' 8" (4.95m x 2.34m)
Continuation of floor and decor and plenty of space for large family table and chairs. Radiator, windows and uPVC double opening doors to rear garden.

Utility



for large family table and chairs. Radiator, windows and uPVC double opening doors to rear garden.

Utility

Continuation of the flooring and decor - matching the kitchen there are fitted units and work surfaces. Space and plumbing for appliances. Radiator. Wall mounted boiler plus partial glazed door to the side / rear.

WC Cloaks

Continuation of the floor and with partial tiled walls. Close coupled WC with concealed cistern and wash hand basin with vanity unit under. Radiator. Extractor.

Landing

A carpeted, spacious and gallery style landing gives access to five bedrooms, bathroom and storage cupboard. Radiator and front aspect window. Further stairs lead to the second floor.

Bathroom

7' 5" x 6' 4" (2.26m x 1.93m)

White suite comprising bath with shower attachment off mixer tap, close coupled WC with button flush and pedestal was basin. Partial tiled walls. Opaque window to front with deep sill. Radiator

Bedroom One

13' 6" x 10' 3" (4.11m x 3.12m)

Carpeted double bedroom with rear aspect window and radiator. Two sets of double opening fitted wardrobes. Door to en suite bathroom.

En Suite Bathroom

7' 7" x 6' 7" (2.31m x 2.01m)

White suite comprising panelled bath with shower attachment off mixer, close coupled WC with button flush and pedestal wash basin. Tiled splash backs. Opaque window and radiator.

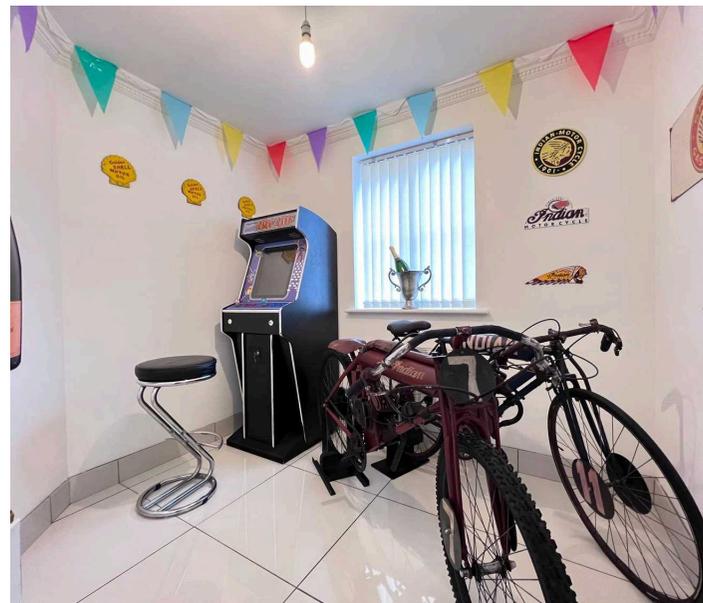
Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m)

Carpeted double bedroom with rear aspect window and radiator. Double opening fitted wardrobe. Door to en suite.

En Suite Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)





and radiator. Double opening fitted wardrobe. Door to en suite.

En Suite Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

Fully tiled shower cubicle with thermostatic shower inset, close coupled WC and wash basin. Tiled splash backs and radiator.

Bedroom Three

10' 10" x 8' 8" (3.30m x 2.64m)

Carpeted double bedroom with rear aspect window and radiator. Double opening fitted wardrobe.

Bedroom Four

11' 0" x 9' 0" (3.35m x 2.74m)

Carpeted double bedroom with double opening doors to Juliet balcony. Radiator. Double opening fitted wardrobe.

Bedroom Five

8' 11" x 7' 3" (2.72m x 2.21m)

Measurements exclude deep door recess. Carpeted bedroom with front aspect window and radiator.

Office / Library

9' 2" x 8' 10" (2.79m x 2.69m)

Currently being used as a library, this room is carpeted with Velux window. Door to bedroom six.

Bedroom Six

9' 7" x 7' 6" (2.92m x 2.29m)

Carpeted double bedroom with Velux window.





FRONT GARDEN

A good size front garden laid to slate chippings. Elevated, balcony style seating area enclosed by frosted glass. Gate to side / rear.

GARDEN

A spacious enclosed rear garden with decking and a large lawn. Tap and side access (to front). Outdoor double power socket. Ideal for children to enjoy safely.

GARAGE

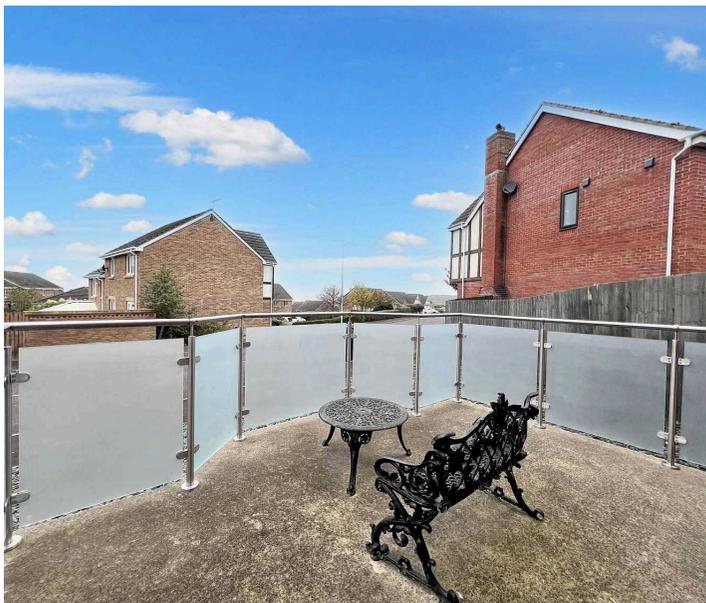
Double Garage

Double garage with remote electric doors, power and lighting. Storage space to the rafters.

GARAGE

Double Garage

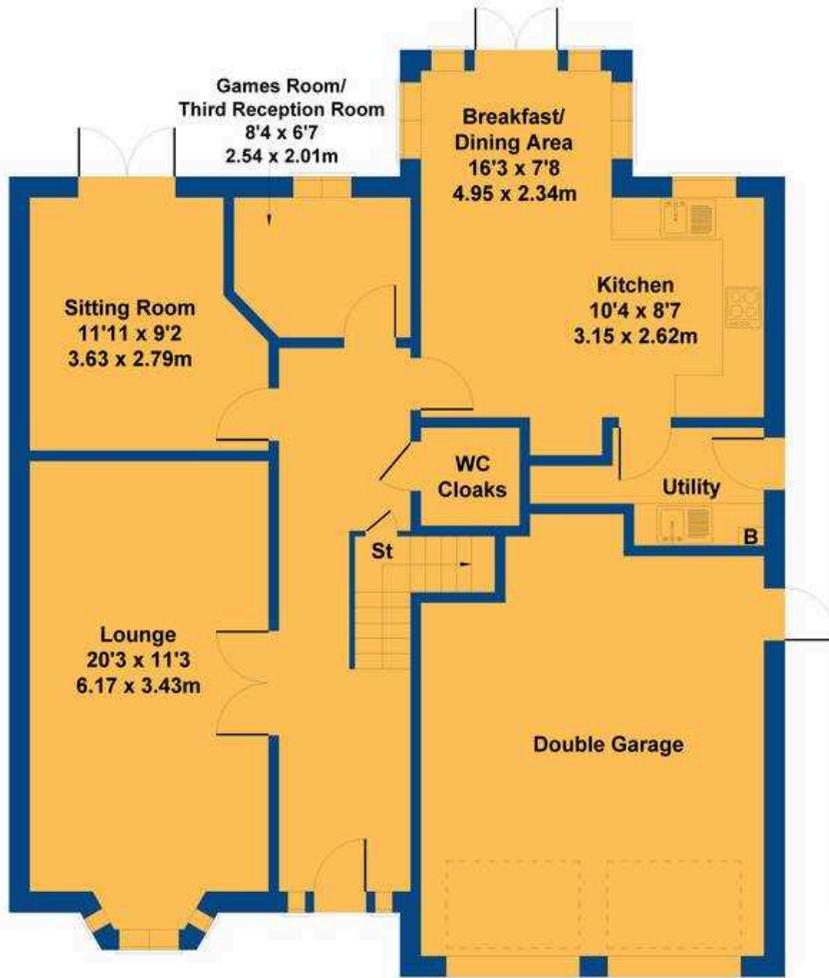
Driveway parking for two vehicles side by side, directly in front of the garage.



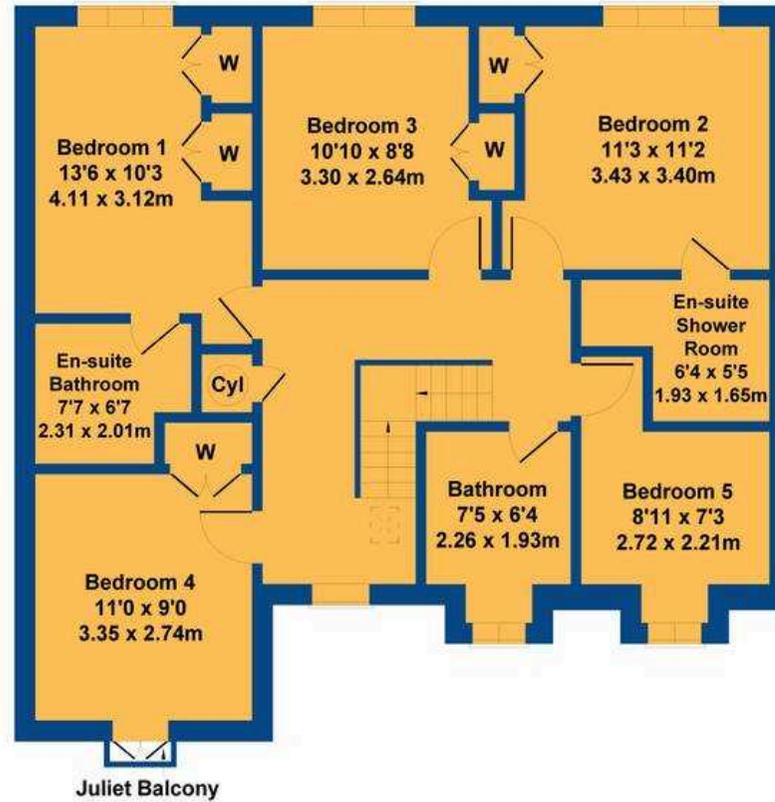


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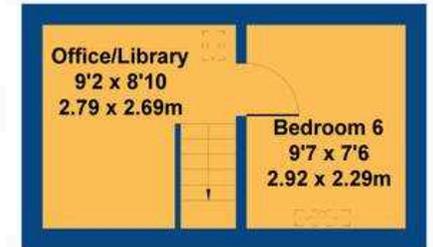
Approximate Gross Internal Area
2390 sq ft - 222 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



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