





6 Cwrt Newton Pool

Rhoose, Barry

Charming 3-bed semi in corner position with driveway, garage, & enclosed garden. En-suite wet room, CCTV & ring doorbell. Short walk to beach & rail station. Ideal family home in peaceful cul-de-sac.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 BEDROOM SEMI IN CORNER POSITION
- DRIVEWAY AND A GARAGE
- KITCHEN/BREAKFAST ROOM & LIVING ROOM
- CLOAKS/EC, EN-SUITE & FAMILY BATHROOM
- RING DOORBELL, CCTV AND ALARM TO STAY
- ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION; NO ONWARD CHAIN
- WALKING DISTANCE TO BEACH AND RAIL STATION
- EPC RATING C77





Entrance Hall

Accessed via steel coated door with obscure glazing. Initial hard wearing foot wipe area and then laminate floor. Radiator. Panelled doors give access to the cloakroom WC, kitchen breakfast room and main living room. Dog leg carpeted stairs leads to the first floor. Hive heating controls. CCTV camera.

Cloakroom WC

5' 11" x 2' 10" (1.80m x 0.86m)

With a laminate flooring, a white suite comprising WC with button flush and pedestal basin with tiled splash backs. Radiator. Fuse box.

Living Room

15' 7" x 13' 11" (4.75m x 4.24m)

Spacious carpeted room which has a rear window and French style uPVC doors giving access to the rear garden. A range of fitted furniture will remain. CCTV camera. Two radiators.

Kitchen Breakfast Room

11' 2" x 8' 10" (3.40m x 2.69m)

Spacious, light and airy and with an initial space for table and chairs as required. A well appointed kitchen with matching eye level and base units and these are complemented by work tops which has a stainless steel sink unit inset. Integrated 4 ring gas hob with electric oven and cooker hood over. Concealed boiler - Worcester. Tiled flooring and ceramic tiled splash backs and sill with front window. Radiator. Recesses for appliances as required.

Landing

Carpeted and with panelled doors giving access to the three bedrooms and bathroom. Loft hatch.





Bedroom One

11' 2" x 9' 2" (3.40m x 2.79m)

Carpeted double bedroom with front window, radiator and smooth ceiling with spot lights. Dimensions exclude large recess which gives access to the en suite wet room via a panelled door and also there is excellent storage and hanging facilities within a deep cupboard over the stair well.

En Suite

6' 1" x 6' 1" (1.85m x 1.85m)

Wet room with fully ceramic tiled flooring, splash backs and sill. WC with concealed cistern and button flush, wash hand basin, walk in shower enclosure (with smart controls) and with fixed rainfall style head and separate rinse unit. Obscure front window, shaver point, chrome heated towel rail and extractor. Smooth ceiling with 6 recessed spot lights.

Bedroom Two

9' 7" x 8' 3" (2.92m x 2.51m)

Carpeted double bedroom with rear window and radiator

Bedroom Three

7' 2" x 6' 6" (2.18m x 1.98m)

Carpeted bedroom with rear window and radiator.

Bathroom WC

8' 2" x 4' 5" (2.49m x 1.35m)

With white suite comprising close coupled WC, pedestal basin and panelled twin grip bath with shower attachment off mixer plus thermostatic shower over. Ceramic tile splash backs, radiator and extractor. Smooth ceiling with recessed spot lights.

Garage

18' 9" x 8' 6" (5.72m x 2.59m)

Accessed via up and over door, the garage has power and lighting. Storage to the rafters. Pedestrian door leads to front garden area.





FRONT GARDEN

Approached via a slabbed pathway which then leads to the front door and this bisects two areas of lawn. Pedestrian door leads to the garage.

REAR GARDEN

Fully enclosed and initially with a decked section. This leads to a lawn.

GARAGE

Single Garage

DRIVEWAY

1 Parking Space





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