





25 Rhodfa Sweldon

Barry, Barry

Extended three bedroom semi-detached property located in the sought-after old Barry Waterfront! Complete with a sunroom, open plan kitchen/diner, spacious lounge, downstairs WC and first floor family bathroom. Enclosed garden featuring decking and a summerhouse, a garage plus parking for three cars, EPC D65! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- OLD BARRY WATERFRONT LOCATION
- EXTENDED
- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS LOUNGE, KITCHEN/DINER AND A SUN ROOM
- FIRST FLOOR FAMILY BATHROOM PLUS DOWNSTAIRS WC
- DRIVEWAY PARKING FOR THREE VEHICLES PLUS A GARAGE
- EPC D65
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





Entrance Hallway

Entrance into the property via a uPVC front door with opaque glazing into an entrance hallway. The hallway has grey wood effect flooring, smooth walls with dado rails and a textured coved ceiling. A side aspect window and a radiator. Doors lead to the downstairs WC and the lounge.

Downstairs WC

5' 9" x 2' 7" (1.76m x 0.78m)

A continuation of the grey wood effect flooring, smooth walls with dado rails and a textured coved ceiling. A two piece white suite comprising a close coupled WC and a wash basin mounted onto a vanity unit with a tiled splashback behind and stainless steel pillar taps overtop. A front aspect opaque window and a radiator.

Lounge

15' 9" x 14' 7" (4.79m x 4.44m)

A continuation of the grey wood effect flooring, smooth walls with dado rails and a textured coved ceiling. A front aspect window, a radiator and a feature gas fire with a wooden mantel. A carpeted staircase leads to the first floor. A door leads through into the kitchen/diner.



Kitchen/Diner

14' 7" x 8' 4" (4.44m x 2.54m)

A continuation of the grey wood effect flooring, half height wood panelling to the walls with the remainder being smooth and a textured coved ceiling. The kitchen has a good range of matching white eye and base level units with complementing black worktops. A stainless steel sink inset with a stainless steel mixer tap overtop. Integrated appliances include a single oven, a four ring gas hob and an extractor hood. There is space/plumbing for a washing machine, tumble dryer and fridge/freezer.



A glass block window looking through into the sun room and a door leading to an understairs storage cupboard. Open to the sun room.

Sun Room

13' 0" x 11' 10" (3.97m x 3.60m)

A continuation of the grey wood effect flooring, half height wood panelling to the walls with the remainder being smooth and a smooth coved ceiling with spotlights. A rear aspect window and double opening French doors leading out into the garden.

Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a textured coved ceiling. Doors lead to three bedrooms and a family bathroom. Loft access.

Bathroom

6' 3" x 5' 7" (1.90m x 1.70m)

Vinyl grey wood effect flooring, smooth walls and a textured coved ceiling. A three piece white suite comprising a close coupled WC, a wash basin mounted onto a vanity unit with a tiled splashback and stainless steel pillar taps and a white bath with an electric shower inset and full height tiling within. A rear aspect opaque window. a radiator, an extractor fan and a shaver point.

Bedroom One

13' 5" x 8' 6" (4.10m x 2.59m)

Carpeted with smooth walls and a textured coved ceiling. A front aspect window and a radiator.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)

Carpeted with smooth walls and a textured coved ceiling. A rear aspect window and a radiator.





Bedroom Three

10' 2" x 5' 10" (3.11m x 1.77m)

Carpeted with smooth walls and a textured covered ceiling. A front aspect window, a radiator and a door leading to a storage cupboard.





GARDEN

Step out of the French doors from the sun room onto a well appointed area of decking. The decking extends to the rear of the garden on the left hand side. To the right there is an area of decorative stones, with stepping stones leading to the handy storage shed. The garden is complete with a summerhouse, providing additional reception space. The garden is fully enclosed with well maintained timber fencing.

GARAGE

Single Garage

A garage providing parking for one small vehicle or alternatively, ample storage space.

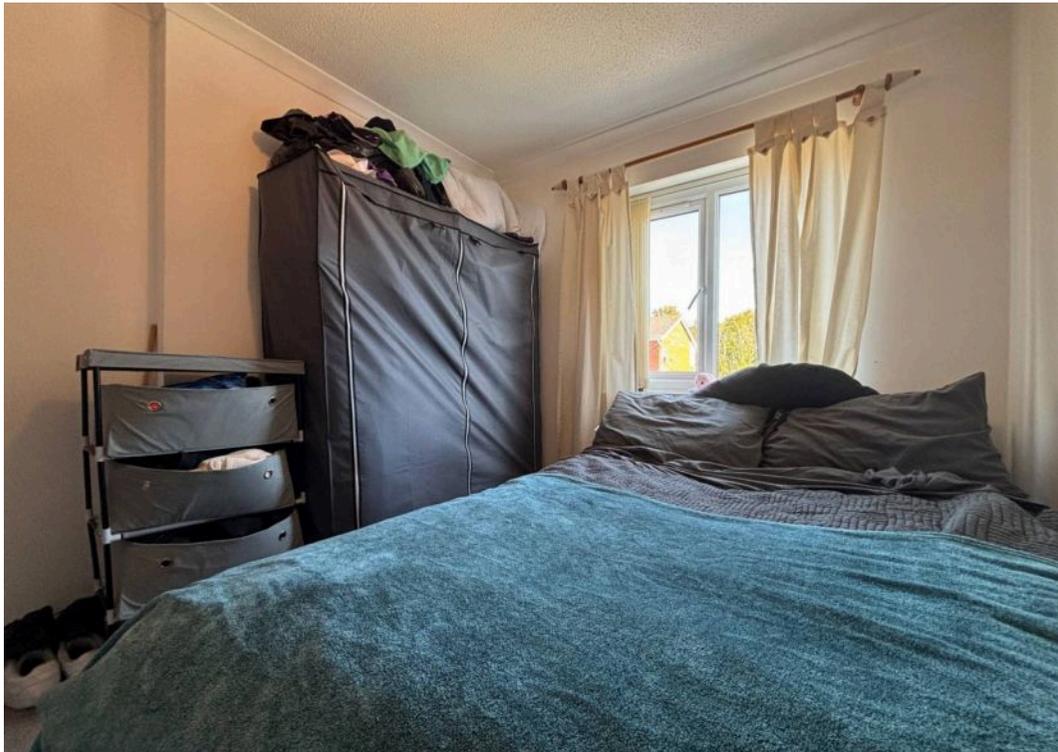
DRIVEWAY

3 Parking Spaces

A long driveway in front of the garage provides parking for two vehicles nose to tail. A further block paved driveway provides parking for one additional vehicle.



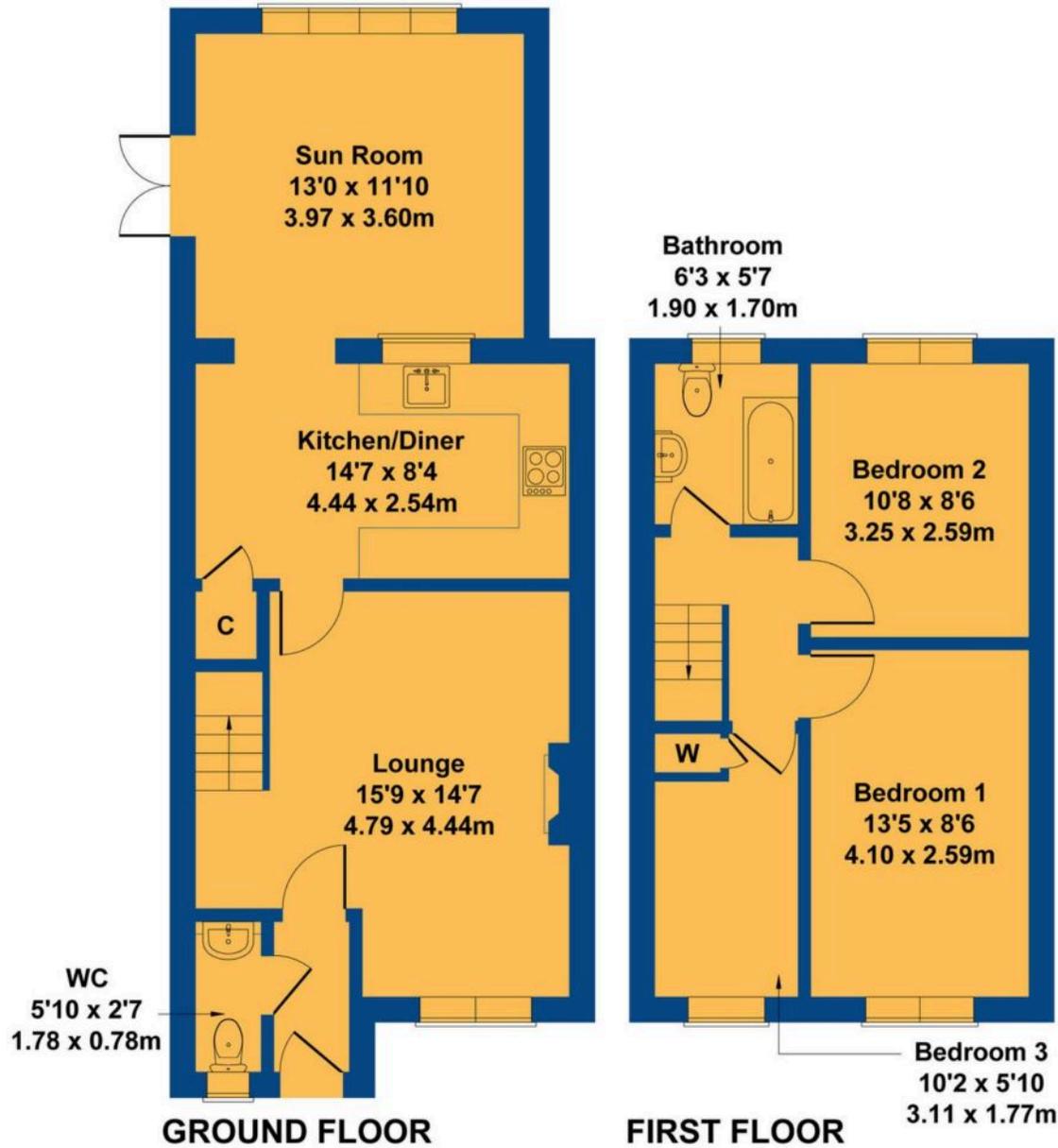






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Approximate Gross Internal Area
894 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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