







## 202 Railway Road

Rhoose, Barry

Spacious 4-bed detached home in Cowbridge catchment. Modern kitchen, orangery, landscaped garden, garage, double driveway. EPC B85. Close to schools, transport links, and amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- 4 BEDROOM DETACHED FAMILY HOME
- DOUBLE DRIVEWAY, GARAGE AND ADDITIONAL SPACES FOR VISITORS
- QUIET LOCATION
- EPC RATING B85
- CLOSE TO TRANSPORT LINKS & COWBRIDGE COMP CATCHMENT
- FULLY ENCLOSED SPLIT LEVEL REAR GARDEN







### Entrance hallway

A spacious entrance hallway laid with porcelain floor tiles. Dog leg carpeted stairs leading to first floor, matching column panel doors off to living room, downstairs WC, kitchen and a convenient under stairs storage cupboard which adds practicality. Radiator and high-level fuse box.

### WC

5' 2" x 2' 11" (1.58m x 0.89m)

With a continuation of the porcelain tiled flooring this handy downstairs WC comprises of close couple WC and wash basin with mixer tap over. Radiator and a feature porcelain tile wall section. Extractor.

### Kitchen

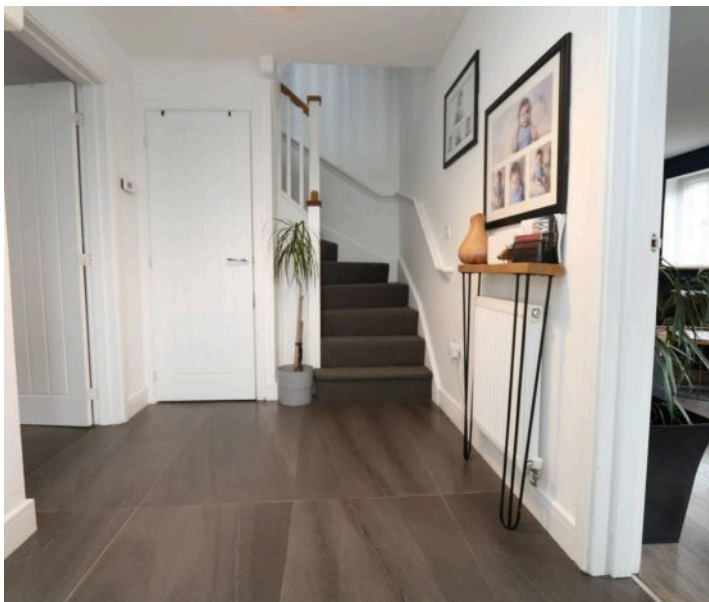
20' 2" x 11' 7" (6.15m x 3.54m)

With a continuation of the porcelain floor tiles, this beautifully appointed open-plan kitchen and dining area is flooded with natural light and perfectly designed for modern living. Featuring sleek white gloss eye and base level units, generous worktop space, and a practical breakfast bar with storage under. There's space for a dishwasher and fridge freezer, complemented by a waist level integrated double oven, a four-ring gas hob, ceramic tiled & stainless steel splashback, with extractor hood over. Stainless steel one and a half bowl sink unit inset with mixer tap over. Open access to the utility room. Front and rear windows. Radiator and extractor. French doors open onto an extended orangery which is currently used as a home office, but equally suited to a playroom, second lounge, or relaxing sunroom.

### Utility Room

6' 8" x 4' 8" (2.02m x 1.42m)

Open access from the kitchen; with a continuation of the porcelain floor tiles. Room for washing machine and matching base level unit to the kitchen and worktop above. Radiator.







### **Orangery**

10' 11" x 9' 7" (3.33m x 2.93m)

Accessed via UPVC French doors from the kitchen area, this Orangery is laid with laminate flooring and floor to wall UPVC windows and French doors. Smooth ceiling and light with power. It is currently set up as an office space but is a perfectly versatile additional space that can be utilised in a number of ways.

### **Living room**

19' 7" x 11' 2" (5.98m x 3.40m)

A large modern living space with laminate flooring and triple aspect windows which flood the space with natural light. Two radiators.

### **Landing**

Carpeted landing with loft hatch, radiator and matching column panel doors leading to the 4 bedrooms, family bathroom and airing cupboard.

### **Bedroom one**

11' 5" x 11' 2" (3.48m x 3.41m)

A large bedroom with laminate flooring, offering space for a King bed. Double width built-in wardrobes. Side window offering partial sea views. Radiator. Access via column panel door to the modern en-suite.

### **En-suite**

Porcelain tiled flooring with double thermostatic shower which is fully tiled. White close couple WC and basin with mixer tap over. Modern ceramic tiled walls to half level. Extractor. Radiator. Shaving point and cosmetic wall mounted mirrored cupboard.

### **Bedroom four**

10' 0" x 8' 2" (3.06m x 2.50m)

With laminate flooring and double aspect side and front windows again offering sea views, this bedroom can accommodate a 3/4 bed. Radiator.







### **Bathroom**

6' 10" x 6' 2" (2.08m x 1.87m)

With a porcelain tiled floor. Obscure glazed front window, white suite comprising of close couple WC, basin with mixer tap over and bath with mixer tap over. Half level textured modern ceramic tiles. Radiator. Extractor and shaving point.

### **Bedroom three**

9' 7" x 7' 7" (2.92m x 2.31m)

With a continuation of the laminate flooring. This bedroom also offers double aspect windows to the front and rear of the property one offering sea views. Integrated double wardrobe. Radiator.

### **Bedroom two**

9' 9" x 11' 11" (2.97m x 3.62m)

A large double bedroom with laminate flooring. Radiator and rear window. Double built in wardrobe.

### **Landing**

Carpeted landing with loft hatch, radiator and matching column panel doors leading to the 4 bedrooms, family bathroom and airing cupboard.







### REAR GARDEN

Laid predominantly to Astroturf, a small shrubbed bed enclosed by wood and a slabbed patio area. This split level garden is a perfect space for families to enjoy greenery all year round. Fully enclosed by timber fencing with front gate allowing access to the driveway and garage. There is also a side nook which is handy for storage and accessed via a small wooden gate and blocked off by a brick wall at the end. Outside tap.

### FRONT GARDEN

There are two slim strips containing shrubs and grass. A low level wall with steps to the front door. Meter boxes.

### GARAGE

Single Garage

Single garage accessed via an up and over door with power and electric.

### DRIVEWAY

2 Parking Spaces

Laid to tarmac there are two parking spaces to the front of the property as well as the single garage. There are also additional spaces for visitors.









## Chris Davies Estate Agents

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