





# 1 Rhodfa Felin

Barry, Barry

Impressive four bedroom detached home located in the desirable West End of Barry, offered with no onward chain! Catchment for Whitmore High and Romilly Primary. Ideal for families!

Council Tax band: F

Tenure: Freehold

- NO ONWARD CHAIN
- LOCATED IN THE HIGHLY SOUGHT AFTER WEST END OF BARRY
- SPACIOUS LOUNGE, DINING ROOM AND KITCHEN PLUS A UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO THE MASTER, FAMILY BATHROOM PLUS DOWNSTAIRS WC
- GARAGE CONVERSION PROVIDING ADDITIONAL RECEPTION SPACE
- DOUBLE DRIVEWAY
- GENEROUS, FULLY ENCLOSED REAR GARDEN
- EPC TBC
- CATCHMENT FOR WHITMORE HIGH SCHOOL AND ROMILLY PRIMARY SCHOOL





### Hallway

Entrance into the property via a composite front door with opaque glazing into an entrance hallway. The hallway has an initial matwell and is carpeted with papered walls and a textured coved ceiling. There is a radiator, a carpeted staircase giving access to the first floor and doors leading off to the lounge, kitchen and WC.

### Lounge

18' 7" x 11' 10" (5.67m x 3.60m)

The lounge is carpeted with papered walls and a textured coved ceiling. There is a large front aspect bay window, a radiator and a feature gas fireplace with a wooden mantel. Double-opening doors give access to the dining room. Measurements have been taken into the bay.

### Dining Room

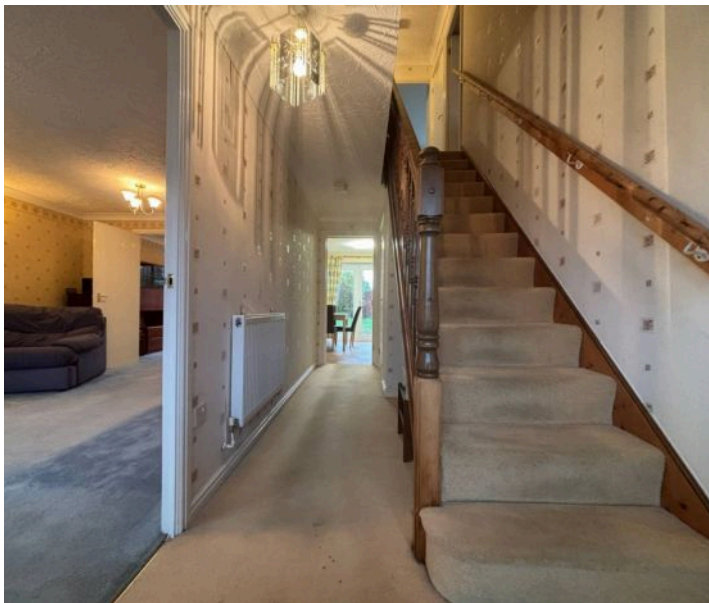
10' 9" x 9' 8" (3.28m x 2.94m)

The dining room is carpeted with papered walls and a textured coved ceiling. There is a rear aspect window, a radiator and a door giving access to the kitchen.

### Kitchen

17' 3" x 8' 9" (5.26m x 2.67m)

The kitchen has wood effect herringbone style flooring, smooth walls and a textured ceiling. The kitchen comprises a good range of matching eye and base level units, complementing wood effect worktops and a tiled splash back. There is 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 also space and plumbing for a dishwasher. There is a breakfast bar with space for two to three stools and ample space for a small breakfast table and chairs.





There is a rear aspect window, a radiator, a door giving access to the hallway, a door giving access to an under-stairs storage cupboard and a door giving access to the utility room. Double opening French doors give access to the rear garden.

### **Utility Room**

8' 6" x 5' 3" (2.58m x 1.60m)

A continuation of the wood effect herringbone style flooring from the kitchen, papered walls and a textured ceiling. Matching to the kitchen, there is a range of eye and base level units with complementing wood effect worktops and a tiled splash back. There is a stainless steel sink inset with a stainless steel mixer tap overtop. Space and plumbing for a washing machine and tumble dryer. There is a radiator, uPVC glazed door giving access to the garden and a door giving access to the garage conversion.

### **Reception Room (Garage Conversion)**

15' 9" x 8' 3" (4.79m x 2.51m)

The garage conversion is carpeted with papered walls and a smooth coved ceiling. There is a front aspect window and a radiator.

### **WC**

Wood effect flooring and half height wall tiling with the remainder of the walls being smooth. A two piece white suite comprising a close coupled WC and a vanity wash basin with a stainless steel mixer tap overtop. A radiator and an extractor fan.

### **Landing**

A carpeted staircase gives access to a carpeted landing. The landing has papered walls and a textured coved ceiling. There is a radiator, loft access and doors giving access to four bedrooms, a family bathroom and a cupboard housing the combi boiler.





### Bedroom One

13' 0" x 11' 10" (3.95m x 3.60m)

Carpeted with papered walls and a textured coved ceiling. There are two front aspect windows, a radiator, a door giving access to the en-suite shower room and two built-in double wardrobes.

### En-suite

6' 9" x 5' 11" (2.05m x 1.80m)

An L-shaped shower room, measurements have been taken into the shower cubicle. Carpeted with wallpapered walls and a textured ceiling. A three piece white suite comprising a close-coupled WC, a pedestal washbasin with stainless steel pillar taps ovetop and a walk-in shower cubicle with a glass shower screen and a stainless steel thermostatic shower inset. Inside the shower cubicle is fully tiled and there is a matching tiled splash back behind the toilet and sink. There is also a front aspect opaque window, a radiator and a shaver point.

### Bedroom Two

12' 9" x 9' 0" (3.89m x 2.75m)

Carpeted with smooth walls and a textured coved ceiling. There is a rear aspect window, a radiator, a built-in double wardrobe and a door giving access to the family bathroom.

### Bedroom Three

12' 3" x 8' 1" (3.74m x 2.47m)

Carpeted with smooth walls and a textured coved ceiling. A rear aspect window, a radiator and a built-in double wardrobe.

### Bedroom Four

14' 2" x 8' 5" (4.32m x 2.56m)

Carpeted with papered walls and a textured coved ceiling. A front aspect window, a radiator and a built-in double wardrobe.





### Family Bathroom

9' 4" x 5' 8" (2.85m x 1.73m)

Carpeted, half height wall tiling with the remainder of the walls being papered and a textured ceiling. There is a three piece white suite comprising a close-coupled WC, a pedestal washbasin with stainless steel pillar taps over top and a white bath with a stainless steel thermostatic shower inset and a glass shower screen. Full height tiling within the bath/shower. A rear aspect opaque window, a radiator, a shaver point and an extractor fan.





### FRONT GARDEN

A small front garden to the left, largely laid to lawn and bordered by well established shrubbery. A double driveway to the right, providing off-street parking for two vehicles.

### REAR GARDEN

A generous rear garden! Step out of the double opening French doors from the kitchen onto an initial area of patio. The remainder of the garden is largely laid to lawn, with several brick-built raised flower beds filled with well established shrubbery. There is also a handy wooden storage shed. The garden is fully enclosed by timber fencing.

### DRIVEWAY

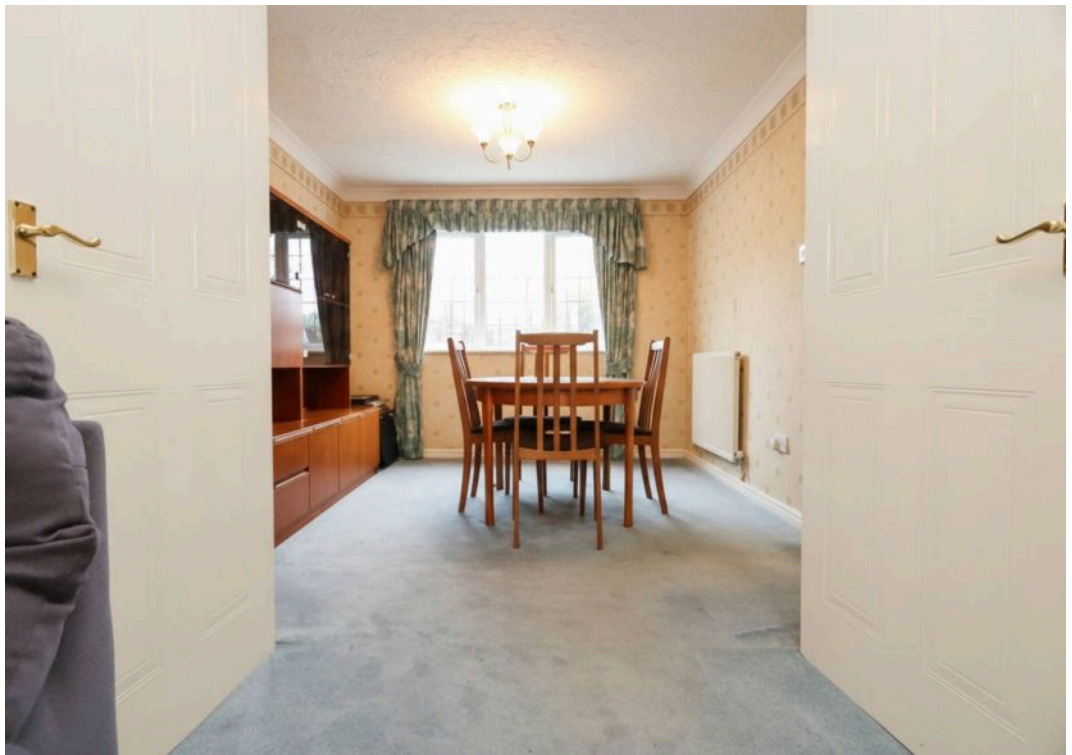
2 Parking Spaces

A double driveway providing off-street parking for two vehicles.













## Chris Davies Estate Agents

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