



Rhodfa Sweldon, Barry CF62 5AD

welcome to

Rhodfa Sweldon, Barry

A fantastic property on the original Waterfront development, with four bedrooms, two en-suites, two reception rooms and a conservatory, this house is beautifully presented, and has been adapted to be wheelchair accessible on the ground floor. Viewing is highly recommended so call us on 01446 747878.

Front Garden

Dropped kerb to access paved driveway, flower bed border, paved access ramp to front door

Hall

Tiled flooring, open-plan to sitting room, doors to W.C. and lounge, carpeted stairs to first floor

W.C.

Obscured window to front aspect, tiled floor and walls, W.C., wash hand basin with storage beneath, heated towel rail,

Sitting Room

9' 6" x 7' 7" (2.90m x 2.31m)
Tiled flooring, power points, radiator, window to front aspect, door to bedroom

Bedroom Two

9' 9" x 7' 9" (2.97m x 2.36m)
Wood-effect flooring, window to side aspect, radiator, raised power point, door to en-suite

En-Suite

7' 7" x 6' 5" (2.31m x 1.96m)
Wood-effect flooring, tiled walls, W.C., bath tub, wash hand basin with storage beneath, glass shower cubicle with accessibility seat and hand rails, obscured window to rear aspect, extractor fan, radiator, shaving point

Lounge

13' 5" x 13' 5" (4.09m x 4.09m)
Tiled flooring, window to front aspect, under-stairs storage cupboard, power points, radiator, door to kitchen

Kitchen

16' 5" x 9' 1" (5.00m x 2.77m)
Tiled flooring, range of wall and base units with complementary work surface over with inset sink and drainer, with flexible mixer tap over, feature splashback with shell motif, matching breakfast bar, integrated oven and electric hob with extractor hood over, integrated fridge-freezer, dishwasher, power points, window to rear aspect, spotlights in ceiling, open plan to conservatory

Conservatory

9' 8" x 8' 8" (2.95m x 2.64m)
Tiled flooring, radiator, window sill surround that matches the kitchen work surface, patio doors to garden at rear

Landing

Window to side aspect, carpet, power point, loft inspection hatch, airing cupboard, doors to bedrooms and bathroom

Bedroom One

12' 10" x 8' 10" (3.91m x 2.69m)
Wood-effect flooring, window to front aspect, radiator, power point, door to en-suite

En-Suite

Wood-effect flooring, shower cubicle, wash hand basin with storage beneath, obscured window to side aspect, heated towel rail, extractor fan

Bedroom Three

10' 2" x 9' 1" (3.10m x 2.77m)
Wood-effect flooring, window to rear aspect, radiator, power point, built-in wardrobes





Bedroom Four

7' 4" x 6' (2.24m x 1.83m)

Wood-effect flooring, window to front aspect, radiator, power point

Bathroom

6' 2" x 5' 10" (1.88m x 1.78m)

Wood-effect flooring, radiator, part-tiled walls, obscured window to rear aspect, bath tub with shower over and hand rail, W.C., wash hand basin with storage surround, shaving point, extractor fan

Rear Garden

Patio, artificial lawn, raised flower beds, outdoor tap, outdoor plug socket, gate access to side



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.



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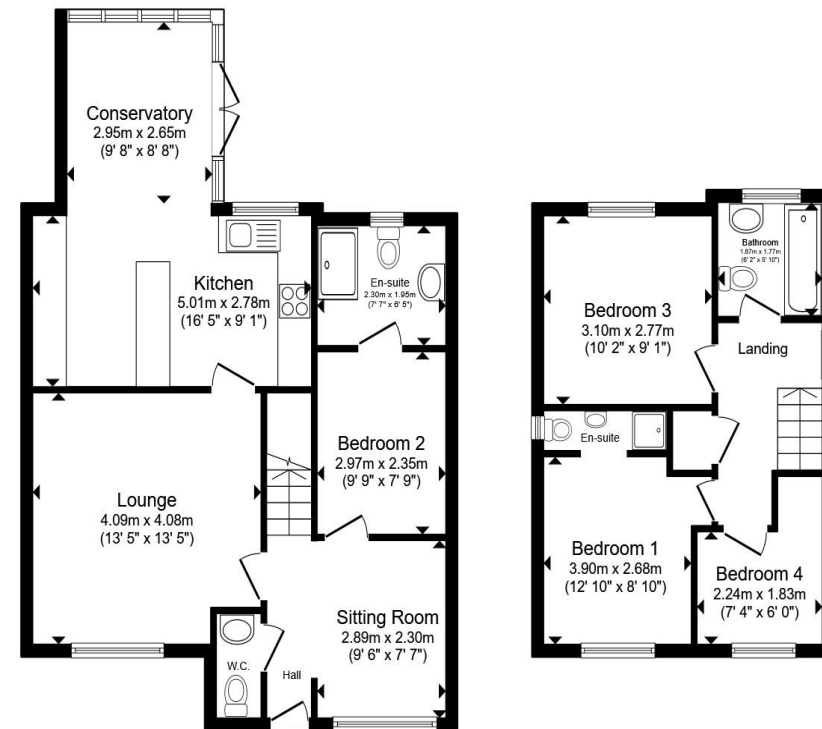
- FOUR BEDROOMS
- THREE BATHROOMS
- CONSERVATORY
- CORNER PLOT
- STEP-FREE ACCESS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£400,000



Ground Floor

First Floor

Total floor area 99.3 m² (1,069 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
BRY108296 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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