



RE/MAX
PROPERTY HUB



1 Rhodfa Sweldon, Barry, Glamorgan, CF62 5AD
£290,000



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What an amazing family home or an entertainers dream !!! This property certainly has the WOW factor in abundance and plenty of space for everyone. The main living space with the open plan kitchen is beautiful and practical and there is a second reception room as well. The garden is spacious and low maintenance, the bedrooms are all good sizes and the bathrooms beautifully appointed. Add to that the AMAZING location of Barry and you have the perfect home!!!

Description

Viewing and Property availability
By appointment only via agent

Location
Situating in the popular location of Rhodfa Sweldon, Barry, close to the Historic Pumphouse and the waterfront, it has all the facilities practically on your door step, whether you are looking for bars, restaurants, shops, supermarket, water sports, a pleasant walk on Barry Island beach or maybe the thrills of Barry Island Pleasure Beach, maybe even join the Yacht club, this location has it all.

Kerb Appeal
This attractive semi detached home in this lovely development of modern homes has a lovely approach which leads to the driveway parking and the low maintenance front garden with black metal railings in keeping with the rest of the street providing a lovely aspect to and from the home.

External Description
To the front there is a low maintenance garden and to the rear a large fully fenced garden with patio area from the Kitchen/Diner/Reception. So if you having a family gathering or BBQ there is plenty of space for everyone. The remainder of the garden is laid to lawn and there is a small mature tree providing shade on a hot summers day. At the bottom of the garden there are two deck areas, The smaller one is an ideal place to kick back with a book or a drink at the end of the day and just relax. The larger deck has space for a bit of sun bathing, or perhaps a private outdoor dinner for two.

Specs and technical details
Freehold
EPC - D
Council tax band D £1,571 p.a.
Council - Vale of Glamorgan

Internal Description - Ground Floor

Hall
You enter the property through the entrance hall that has space to store coats and shoes. There is a door to the WC, another to the 1st reception room and a window to the side. It also provides privacy to the living accommodation when answering the door.

WC
With a window to the front, WC with hidden cistern, glass bowel wash hand basin, full height wall tiles as well as floor tiles and heated towel rail this is a cloakroom your guests will be impressed with.,

Kitchen / Diner / Reception Room
24'7" x 14'10"
This room is either an entertainers dream or an amazing family space. It is duel aspect with a window to the front and rear, as well as French doors to the garden stairs to the first floor and another door to the second reception room so this living area is flooded with light all day long. To the front of the property there is space for a large dining table, plenty of space for all the family or a great dinner party. To the rear and over looking the garden is a fantastic modern handle-less door, fully fitted kitchen with Silestone worktops and upstands, a wine cooler, ceramic sink with pull down spray tap, double eyelevel oven, integrated fridge freezer integrated washing machine and stainless steel look plug sockets with USB ports. In the middle of the kitchen area is a large island with breakfast bar, electric induction hob, additional storage cupboards and space for four bar stools. There are lovely white tiles on the floor giving the room a light and airy feel throughout. So if you want to entertain you never have to feel out of the party and there is worktop space to bake till your hearts content.

Sitting Room
16'11" x 8'4"
With a large window to the front, light wood flooring this is the perfect space to relax in the evening and enjoy some time with your loved ones. Shut the door to the rest of the world and just enjoy the company of your family, catch up on your favorite TV series or watch a film together. This additional reception space is great as well if you have teenagers in the home that what their own space away from the rest of the family.

Internal Description - 1st Floor
At the top of the carpeted stairs the landing has doors to all the bedrooms and the family bathroom, there is also access to the loft, there is a handy window at the top of the stairs providing natural light in the day.

Bedroom 1
13'5" x 8'6"
Bedroom one is located to the front of the property, it is a light and airy room carpeted floor and plenty of space for additional storage.

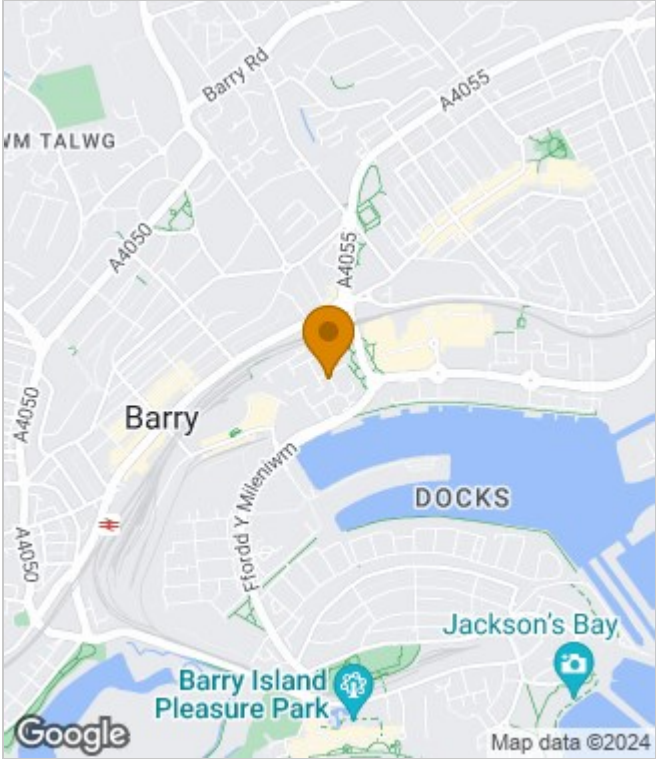
Bedroom 2
10'10" x 8'10"
Bedroom two is located to the rear of the house and overlooks the garden. It has full height fitted wardrobes the whole length of the room providing amazing storage as well as space for a double bed and had laminate flooring.



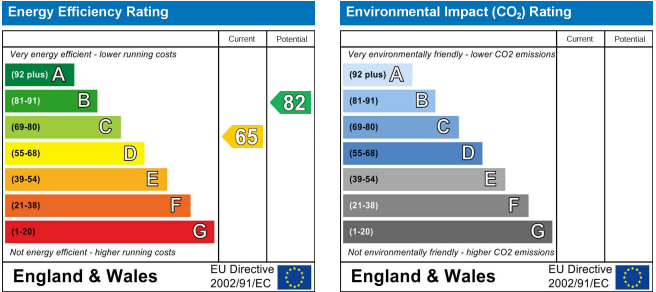
Floor Plans



Area Map



Energy Performance Graph



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