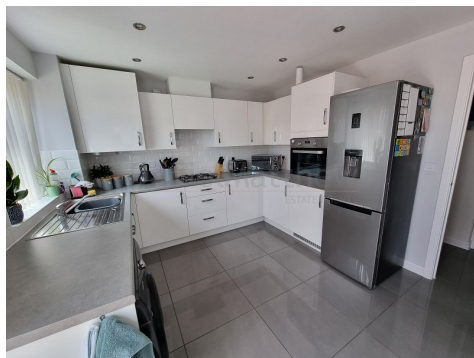


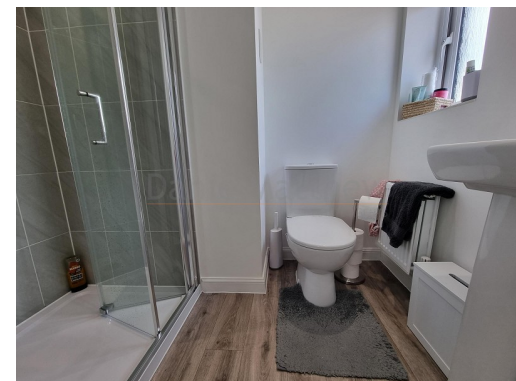


Rhodfa Cambo, Barry. CF62 5BS
Offers In Excess Of £325,000



Daniel Matthew Estate Agents
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DanielMatthew
ESTATE AGENTS



Rhodfa Cambo, Barry. CF62 5BS Offers In Excess Of £325,000

WELL PRESENTED THROUGHOUT. Daniel Matthew are happy to offer for sale this three bedroom end of link property. Constructed by Barratt homes and is the popular Ennerdale design. The property comprises of hallway, lounge, kitchen/dining room and cloakroom to the ground floor . Landing, three bedrooms with En-suite to master bedroom and a family bathroom to the first floor. Benefiting from double glazing, gas central heating, enclosed garden and two parking spaces. Close also to other local amenities including shops, doctors surgeries and in the catchment area for some popular schools. To book to view call 01446 502806.

Hallway

Enter through door with glazed panel. High gloss ceramic tiled flooring. Radiator. Staircase rising to first floor with spindled balustrade fitted carpet and under stairs cupboard. Double storage cupboard. Doors into :-

Cloakroom/w.c

Continuation of flooring. Close coupled WC, pedestal wash hand basin.

Lounge/Diner (16' 02" x 10' 01") or (4.93m x 3.07m)

Fitted carpet, four tall windows two to front and two to side elevation all with vertical blinds to remain. Two radiators. flat plastered walls and ceiling. tw pendant light fittings.

Kitchen / Dining Room (16' 02" x 10' 03") or (4.93m x 3.12m)

High gloss ceramic tiled flooring. Two tall windows to front with vertical blinds. radiator. Range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in four ring gas burner hob with extractor fan over. Built in oven. Spaces for fridge/freezer and washing machine. Integrated dish washer. Metro style tiling to all splash-back areas. French doors with glazed side panels opening to the garden. Flat plastered ceiling with recess lighting.

Landing

Fitted carpet. flat plastered ceiling with loft access, the loft is partially boarded. Neutral decor. Doors into :-

Bedroom One (12' 09" x 11' 08") or (3.89m x 3.56m)

Fitted carpet, two windows to front with vertical blinds, one to the side. Flat plastered ceiling. Radiator. Recess for wardrobe. Doors into :-

En Suite

Wood effect vinyl flooring. double shower cubicle with electric shower over. pedestal wash hand basin. close coupled WC. Tiling to splash-backs. Obscure window to front elevation. Radiator. Flat plastered ceiling. Extractor fan.

Bedroom Two (10' 05" x 8' 09") or (3.18m x 2.67m)

Fitted carpet, two windows to front elevation , with vertical blinds. Radiator. Built in storage cupboard. Recess for wardrobe.

Bedroom Three (7' 03" x 6' 09") or (2.21m x 2.06m)

Fitted carpet, Radiator, neutral decor. Window to side.

Bathroom

Wood effect vinyl flooring. Three piece suite in white comprising of close coupled WC, pedestal wash hand basin and a panelled bath with shower running from mains. Glass shower screen. Tiling to splash-backs. Heated towel rail. Obscure window to side. Wall mounted mirror.

Outside

To both sides of the property are two separate parking spaces and a gate giving access into the garden. The garden is enclosed with brick boundary walls and wooden fencing. Built in covered storage area. Mainly laid to artificial lawn with paved patio area.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

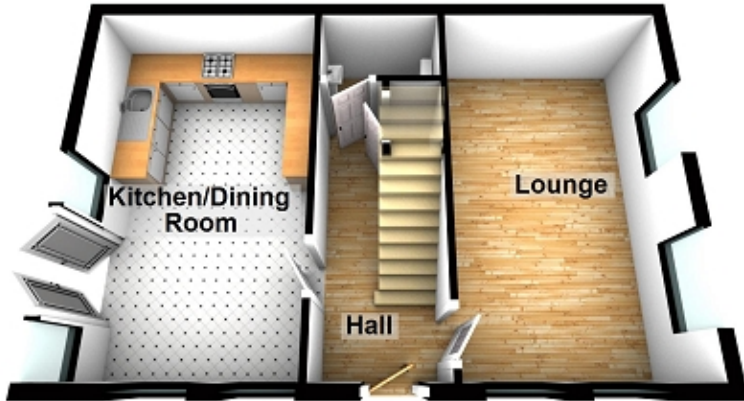
The resale tenure for this property is Freehold





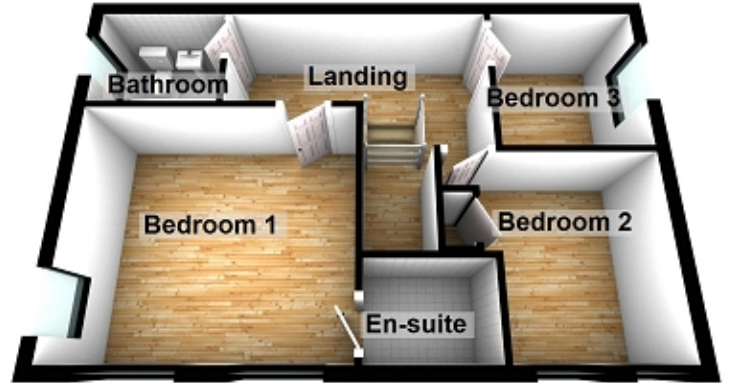
Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)




First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 83.0 sq. metres (892.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.