



Rhodfa Sweldon, Barry, The Vale Of Glamorgan. CF62 5AD

£225,000



## Rhodfa Sweldon, Barry, The Vale Of Glamorgan. CF62 5AD

Two bedroom mid terraced house comprising entrance hall, lounge, kitchen/diner, two double bedrooms, CONSERVATORY, bathroom, newly fitted PVCu double glazing, enclosed rear garden and two parking spaces to the front. NO ONGOING CHAIN. Ideal first time or investment purchase.

£225,000 - Freehold

- Two double bedroom mid terraced house
- Water front location
- Well proportioned lounge
- Newly fitted kitchen, EPC - C
- Two parking spaces to the front, Council tax -C
- Conservatory, No ongoing chain



## DESCRIPTION

Introducing this two bedroom mid terraced house located in the popular Waterfront development, allowing easy access to beaches, bars, cafes, shops, Goodshed's development as well as the town centre and high street. The property benefits from newly fitted PVCu double glazing, conservatory, two double bedrooms and off road parking to the front. Offered for sale with no ongoing chain. Ideal first time or investment purchase.

## ENTRANCE

Via part glazed front door into the entrance hall.

## ENTRANCE HALL

Textured and coved ceiling, smoke detector, emulsioned walls, new consumer unit and laminate flooring.

## LOUNGE (13' 04" x 13' 11") or (4.06m x 4.24m)

Textured and coved ceiling with pendent ceiling light, emulsioned walls, laminate flooring, PVCu double glazed window overlooking the front of the property and radiator. Spindle banister staircase leading to the first floor. Feature electric fireplace with tiled back and hearth. Under stairs storage cupboard. Door leading into the kitchen/diner.

## KITCHEN/DINER (13' 11" x 8' 02") or (4.24m x 2.49m)

Emulsioned and coved ceiling, emulsioned walls with white subway tiling to splash back areas, laminate flooring, PVCu double glazed window overlooking the rear garden and French doors leading into the conservatory. A newly fitted kitchen comprising a range of handle less wall and base units in white high gloss with coordinating work surfaces housing a black sink drainer. Black integrated electric oven and gas hob with overhead extractor hood. Space for fridge/freezer, washing machine and table and chairs.

## CONSERVATORY

PVCu panelling with glazed windows, PVCu glazed door leading out to the rear garden and laminate flooring.

## LANDING

Via stairs with wooden balustrade. Textured ceiling, smoke detector and emulsioned walls.

## BEDROOM 1 (11' 06" x 10' 06") or (3.51m x 3.20m)

Textured ceiling, emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property. Cupboard housing the hot water tank.

## BEDROOM 2 (10' 0" x 8' 0") or (3.05m x 2.44m)

Textured ceiling, emulsioned walls, radiator and PVCu double glazed window to the rear of the property.

## BATHROOM (6' 09" x 5' 07") or (2.06m x 1.70m)

Textured ceiling, extractor fan, floor to ceiling tiled walls with border tile and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. wash hand basin with vanity unit and bath with overhead Triton electric shower.

## **OUTSIDE**


Low maintenance enclosed rear garden.

Two allocated parking spaces to the front.

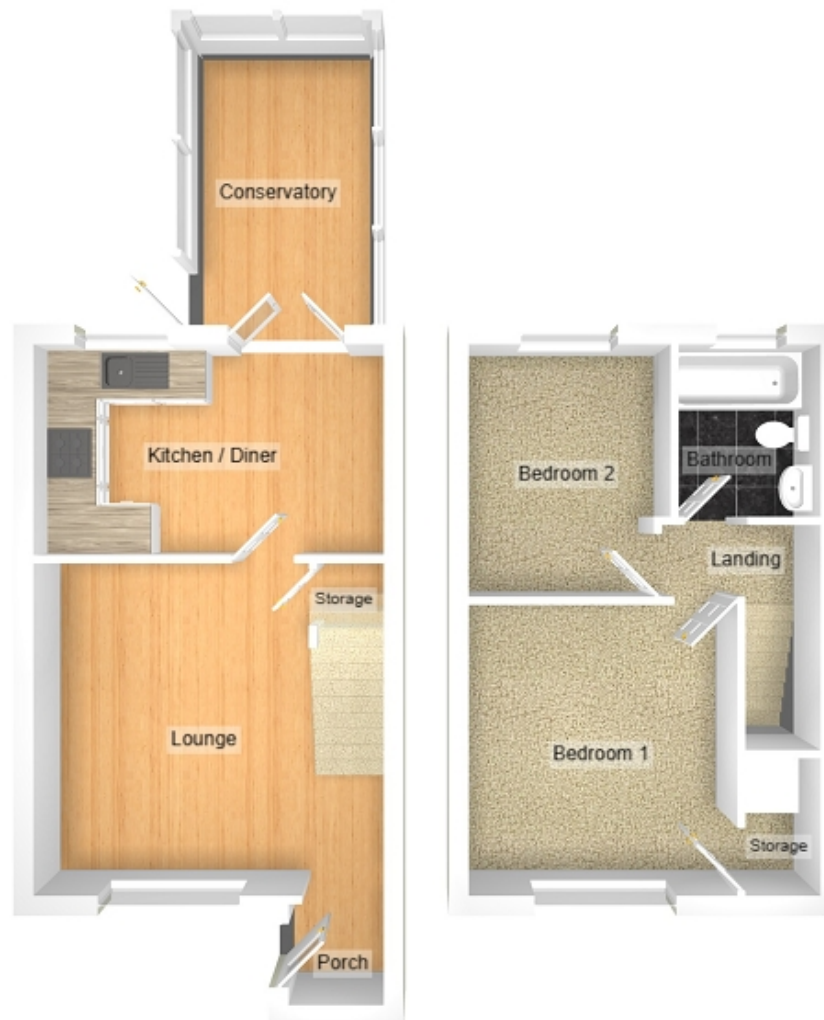
## **NOTE**

An employee of Payton Jewell Caines has an interest in this property.

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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