



£315,000

Rhodfa Cambo, Barry

Terraced House | 4 Bedrooms | 2 Bathrooms

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botham
williams
estate agents

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Step Inside

Key Features

- Beautiful Waterfront
Location with views of the dock
- Immaculately decorated 4 Bedroom house
- Sought after development
- Amazing location near the beach and Goodsheds
- Energy efficient with an EPC Rating B
- 3 Toilets
- Whitmore High Catchment

Property Description

Botham Williams are so excited to share this stunning modern waterfront townhouse. The development is a stones throw away from the beach, The Goodsheds and lots of other local amenities such as schools, doctors and a dentist. This property was completed in 2019 and still covered by the NHBC guarantee and showcases a thoughtfully designed layout. The entrance leads to a porch, a spacious living room/diner/kitchen, a convenient WC, and bedroom 4. The kitchen/diner is equipped with high & low-level units, integrated appliances, and French doors opening to the front terrace with water views.

Main Particulars

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Entrance:

A double glazed composite door opens to the entrance with vinyl cushion flooring, a radiator, leading to;

Kitchen Diner (5.8m x 3.9m):

Fitted with high & low-level units, integrated appliances, and patio doors opening to a front terrace with water views. This space features vinyl cushion flooring, under stairs storage, and a radiator.

Hallway (4.1m x 1.3m):

Includes a double glazed uPVC composite door to the rear garden and parking, vinyl cushion flooring, stairs to the first floor, a storage cupboard, and a radiator.

Downstairs WC (1.6m x 0.9m):

Features a low-level wc, corner wash hand basin, radiator, and extractor fan.

Bedroom Four (2.8m x 1.8m):

With a uPVC double glazed window to the front, vinyl cushion flooring, and a radiator.

First Floor:

Landing:

Fitted with carpet, access to the second floor landing, and a radiator.

Lounge (3.9m x 3.6m):

Offers uPVC double glazed windows and doors with a Juliet balcony and panoramic water & hillside views. The room is carpeted and equipped with a radiator.

Bedroom One (3.9m x 3m):

Includes uPVC double glazed windows to the rear, fitted carpet, radiator, and an en-suite.

En-Suite (2.1m x 1.5m):

Comprises a low-level wc, pedestal wash hand basin, and a spacious shower cubicle with a Triton power shower. Also features a radiator and an extractor fan.

Second Floor:

Landing:

Fitted with carpet and a radiator.

Bedroom Two (3.9m x 3.4m):

Offers uPVC double glazed windows to the rear, fitted carpet, a storage cupboard, and a radiator.

Bedroom Three (3.9m (max) x 3.5m):

Features uPVC double glazed windows to the front with stunning water & hillside views. The room is carpeted, includes a storage cupboard, and a radiator.

Bathroom (2m x 1.8m):

Offers a low-level wc, pedestal wash hand basin, and a panelled bath. The room has vinyl cushion flooring, a radiator, and an extractor fan.

Exterior:

Front:

Accessed by steps from the waterside footpath, the front terrace offers elevated views and is perfect for morning coffee.

Rear:

The enclosed garden is a sun trap, providing a private space to relax and enjoy the sun without being overlooked.

Additional Information:

EPC band: B

Council Tax band: E



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