



£280,000

Beaufort Way, Rhoose

Detached House | 3 Bedrooms

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Step Inside

Key Features

- No onward chain
- Three bedroom detached property
- Catchment for Ysgol Sant Baruc, Rhoose Primary and Cowbridge School
- Recently improved
- Private enclosed rear garden
- Utility Room

Property Description

Botham Williams proudly presents this beautifully upgraded three-bedroom detached property in the picturesque village of Rhoose. Recently modernised to a high standard, including a new kitchen and bathroom, this home offers a perfect blend of comfort and style. The excellent location provides easy access to Barry, with quick connections to the M4 for Cardiff and Bridgend. The property is being advertised as no onward chain.

Main Particulars

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The property offers an inviting entrance hallway, leading to a spacious kitchen/dining area, a practical utility room, a convenient W.C cloakroom, and a light filled living room with French doors that open onto a private, enclosed rear garden. Upstairs, you'll find three bedrooms and a newly updated family bathroom. The south facing rear garden is enclosed featuring a patio with ample space for outdoor entertaining and a well-maintained lawn. A gated side entrance connects the front and back, while the driveway provides plenty of parking space

Ground Floor

Entrance

The space features a partially exposed brick accent wall and sleek porcelain tile flooring. A UPVC double-glazed window on the side elevation provides natural light, and the front entrance is fitted with a UPVC double-glazed door. A wooden door with a glass panel leads seamlessly into the kitchen and dining area.

Kitchen / Dining - 3.48m x 4.65m

This contemporary kitchen is equipped with a range of wall and base units and finished with wood laminate countertops. It includes a stainless steel sink with a mixer tap, space for an electric cooker, and a stainless steel cooker hood. Integrated appliances include a fridge and dishwasher. Wooden double doors with glass panels lead to the utility room and W.C. cloakroom, while a separate wooden door provides access to the living room. The kitchen is finished with porcelain metro-style splashbacks, porcelain tiled flooring, and a wall-mounted vertical radiator. A UPVC double-glazed window on the front elevation allows plenty of natural light.

Utility Room - 1.70m x 3.00m

The utility room is accessed through double wooden doors with glass panels, seamlessly connecting it to the kitchen and dining area. The porcelain tiled flooring flows from the rest of the downstairs space, and a sleek, wall-mounted vertical radiator enhances the room's modern feel. A UPVC double-glazed window overlooks the front

elevation, while matching base units with wood laminate countertops offer additional storage. This room also houses the newly installed combi boiler, with designated spaces for both a washing machine and tumble dryer. A separate wooden door provides access to the W.C.

W.C - 0.81m x 1.73m

Accessible through a wooden door from the utility room, the W.C. features a close-coupled toilet and a stylish vanity hand wash basin adorned with porcelain-tiled splashbacks. The porcelain tiled flooring seamlessly continues from the kitchen, dining area, and utility room, creating a cohesive look throughout.

Living Room - 3.51m x 5.41m

The room boasts wood laminate flooring and a wall-mounted radiator for comfort. A UPVC double-glazed window brightens the rear elevation, while UPVC double-glazed French doors open directly onto the rear garden. A wooden door with glass panels connects to the entrance hallway, and there's convenient access to under-stair storage.

First Floor

Landing

The carpeted staircase ascends to the first-floor landing, providing access to all three bedrooms and the family bathroom. Additionally, there is access to the loft for extra storage

Bedroom One - 2.59m x 3.86m

Positioned at the front of the house, this carpeted room features a window overlooking the front elevation, with a radiator beneath it. It also includes fitted wardrobes, providing ample storage space.

Bedroom Two - 2.72m x 3.05m

This spacious double room is situated at the rear of the property, offering a window that overlooks the tranquil garden and far reaching channel views. The room features carpeted flooring and a radiator, along with plenty of space for additional bedroom furniture.

Bedroom Three - 2.51m x 2.67m

This room is also situated at the back of the property, featuring a window that offers a lovely view of the rear garden and far reaching channel views. The space is enhanced by stylish wood-effect laminate flooring.

Family Bathroom - 1.70m x 3.33m

The recently installed bathroom showcases elegant porcelain-tiled walls and flooring, creating a seamless, sophisticated aesthetic. A wall-mounted towel rail adds both style and functionality. There is a window with obscured glass to the front elevation which allows for natural light while ensuring privacy. The room boasts a spacious double walk-in shower, featuring a thermostatic-controlled overhead shower. Completing the suite is a sleek vanity wash hand basin and a contemporary close-coupled toilet.

Outside

Front

At the front of the property, a block-paved driveway offers convenient parking, while a side gate provides easy access to the rear garden. Entry to the home is through a stylish composite front door.

Rear

The enclosed south-facing garden at the rear features a charming paved patio area, perfect for outdoor gatherings. Surrounded by fencing, it boasts a lush, laid lawn complemented by established shrubbery. UPVC double-glazed French doors provide a seamless connection to the living room, while side access leads to the front of the property. This private garden offers a tranquil retreat, free from overlooking neighbours.



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