



£315,000

Rhodfa Seabright, Barry

Terraced House | 3 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
estate agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Beautiful 3 Bedroom house
- Amazing location near the beach and Goodsheds
- Energy efficient with an EPC Rating B
- 3 Toilets
- 2 Allocated Parking Spaces
- Whitmore High Catchment

Property Description

Botham Williams is thrilled to present this stunning modern waterfront property. This contemporary detached home, built by Barrett, is located in the highly sought-after Quays Development, just a stone's throw away from the beach, The Goodsheds, and numerous local amenities, including schools, doctors, and a dentist.

Main Particulars

Botham Williams is thrilled to present this stunning modern waterfront property. This contemporary detached home, built by Barrett, is located in the highly sought-after Quays Development, just a stone's throw away from the beach, The Goodsheds, and numerous local amenities, including schools, doctors, and a dentist.

Completed in 2020, the property still benefits from the remaining NHBC guarantee. It features an entrance hallway, a spacious living room, a convenient W.C./cloakroom, and a modern kitchen/diner with French doors that open to the rear garden.

On the first floor, you'll find two generously sized double bedrooms, including a master bedroom with an en-suite bathroom. There is also a single bedroom that could serve as an office, and a stylish family bathroom.

The front of the property features a pathway leading to a composite door. There is access to a double driveway. The rear garden is level and enclosed, featuring Astro turf, a paved patio area, a pergola and side access to the driveway. This property offers convenient access to nearby amenities and presents an exceptional opportunity to enjoy contemporary waterfront living.

Front

The front of the property features a pathway leading to a composite double-glazed front door with obscured glass, opening into the entrance hallway. Additionally, there is a two-car driveway to the side, providing ample parking space.

Entrance Hallway

1.91m x 3.94m

The entrance hallway features a smoothly plastered ceiling and walls, complemented by porcelain tiled flooring. A wall-mounted radiator provides warmth, and the composite front door includes a glass insert for privacy. Wooden doors lead to the living room and the kitchen/dining area, and there is convenient access to storage with double doors offering additional space. A wooden door opens to the W.C. cloakroom. The fitted carpet staircase leads up to the first-floor landing.

Living Room

3.07m x 4.93m

The living room features a smoothly plastered ceiling with pendant lights and smoothly plastered walls, creating a modern and clean look. The porcelain tiles add style, while a wall-mounted radiator ensures comfort. UPVC double-glazed windows on the front and side elevations allow plenty of natural light to fill the room. A wooden door provides access to the entrance hallway.

Kitchen / Dining Room

3.15m x 4.90m

The kitchen/dining area boasts a smoothly plastered ceiling and walls, creating a sleek and modern atmosphere. The porcelain tiled flooring adds a touch of elegance, and a wall-mounted radiator ensures comfort. The space is brightened by UPVC double-glazed windows on the front elevation and UPVC double-glazed patio doors that open to the enclosed rear garden, with an additional UPVC double-glazed window to the rear elevation.

This modern fitted kitchen features a range of wall and base units with laminate worktops and tiled splashbacks. It includes a stainless steel sink, an integrated four-ring gas hob, a fan-assisted oven, a washing machine, a tumble dryer, a dishwasher, and a fridge and freezer. A stainless steel cooker hood adds a stylish touch. A wooden door provides access to the entrance hallway.

W.C Cloakroom

0.86m x 1.88m

The W.C. cloakroom features a smoothly plastered ceiling with a vent extractor complemented by smoothly plastered walls. The room includes a pedestal wash hand basin with ceramic tiled splashbacks and a close-coupled cistern toilet. A wooden door leads through to the entrance hallway.

First Floor

First Floor Landing

1.73m x 3.84m

The first-floor landing features a smoothly plastered ceiling with loft access, smoothly plastered walls and panelled walls. The loft is also partially boarded. The fitted carpet flooring adds comfort and warmth, complemented by a wall-mounted radiator. The fitted carpet staircase rises from the ground floor, leading to this central space. Wooden doors provide access to bedroom one, bedroom two, bedroom three, and the family bathroom.

Bedroom One

3.86m x 4.24m

The master bedroom features a smoothly plastered ceiling and walls, creating a clean and modern look. The carpeted flooring adds a stylish touch, while a wall-mounted radiator ensures warmth and comfort. The room is brightened by UPVC double-glazed windows on the front and side elevations. There are Barret's built in wardrobes adding extra storage. A wooden door leads to the first-floor landing, and another wooden door provides access to the en-suite shower room.

En-Suite Shower Room - 1.40m x 2.08m

The en-suite shower room features a smoothly plastered ceiling with a vent extractor and smoothly plastered walls. A UPVC double-glazed window with obscured glass on the front elevation ensures privacy. The bathroom includes a pedestal wash hand basin, a close-coupled toilet, and a double shower with an electric shower overhead. A wooden door leads through to the master bedroom.

Bedroom Two - 3.12m x 3.78m

The second bedroom features a smoothly plastered ceiling and walls, providing a clean and modern finish. A UPVC double-glazed window on the front elevation allows natural light to fill the room. The bedroom also includes Barretts built-in wardrobes providing extra storage. A wooden door leads through to the first-floor landing.

Bedroom Three - 2.08m x 2.21m

The ceiling is smoothly plastered. The walls are also smoothly plastered. There's fitted carpet on the floor. A wall-mounted radiator is present. A UPVC double glazed window faces the side elevation. A wooden door opens to the first-floor landing.

Family Bathroom - 1.91m x 2.31m

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Ceramic tiled splashback's. Bath, pedestal wash hand basin, close coupled toilet and shower over the bath. Wooden door leading through to the first floor landing.

Rear - A level enclosed rear garden with paved patio area providing ample room for garden furniture. Laid Astro turf lawn. Space for shed. Side access leading to rear drive. Water supply and electric sockets.

Council Tax - Council tax band D



Telephone: 01446 488288



www.bothamwilliams.co.uk