



£280,000

16 Rhodfa Cambo, Barry

Terraced House | 3 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Energy efficient property:
B
- Three bedroom family
home
- Beautifully decorated
- Two allocated parking
spaces
- Fantastic location within
walking distance to the
beach, waterfront and
Goodsheds
- South facing private rear
garden

Property Description

Botham Williams are pleased to share this impeccably decorated, three bedroom family home located in the ever popular Barry Waterfront. The development is a stones throw away from Jacksons Bay, Barry Island, The Goodsheds, Asda supermarket and lots of other local amenities such as schools, doctors and a dentist. Barry Island train station is a 15 minute walk with excellent and frequent links to Cardiff.

Main Particulars

Botham Williams are pleased to share this impeccably decorated, three bedroom family home located in the ever popular Barry Waterfront. The development is a stones throw away from Jacksons Bay, Barry Island, The Goodsheds, Asda supermarket and lots of other local amenities such as schools, doctors and a dentist. Barry Island train station is a 15 minute walk with excellent and frequent links to Cardiff.

Constructed in 2019 by Barratts, this house remains under the protection of the NHBC guarantee, featuring a meticulously planned layout. The entryway opens to a corridor, a generously sized living space, a practical WC and the kitchen/dining space. Moving to the first floor, you'll find a landing leading to the family bathroom and all three bedrooms including a master bedroom with an ensuite. The outside benefits from and a private south facing rear garden with side access to the front and two allocated parking spaces.

Ground floor

Entrance Hall

A stylish composite front door welcomes you into the hallway, where elegant black-and-white decorative ceramic tiles create a striking first impression. From here, doors lead to the inviting living room and a convenient cloakroom, while a carpeted staircase leads to the first floor.

WC

The well-appointed cloakroom features a WC and washbasin, complemented by the continuation of the elegant floor tiling. An opaque front-facing window allows natural light while maintaining privacy.

Living Room (5.0m x 3.6m)

This stylish front-facing room boasts elegant white herringbone laminate flooring and a sleek media wall with an integrated fireplace. A fitted window blind adds a touch of refinement, while a doorway seamlessly connects to the kitchen and dining area.

Kitchen/Diner (4.6m x 3.4m)

This stylish and bright kitchen is thoughtfully designed with a range of sleek eye-level and base cabinets, complemented by laminate work surfaces. A one-and-a-half bowl sink with a mixer tap sits beneath a window overlooking the rear garden. There's space for an upright fridge freezer, washing machine and dishwasher and the integrated appliances are a built-in four-ring gas hob, electric oven below, and a cooker hood above.

This inviting space is thoughtfully designed to accommodate a dining table and chairs, creating a dedicated area for meals and gatherings. Expansive patio doors open onto the rear garden, allowing natural light to pour in and enhancing the airy atmosphere. The sleek high-gloss ceramic floor tiles and chic part-tiled walls add a touch of modern sophistication, seamlessly flowing into the adjoining kitchen for a cohesive and stylish finish.

Landing

A beautifully carpeted staircase, accented with ornate carpet retainers, leads to a well-appointed landing that grants access to all bedrooms and the family bathroom. A built-in over-stair cupboard offers convenient storage, while the loft has been thoughtfully enhanced with raised storage boards above the insulation, creating a spacious and practical storage area.

Bedroom One (3.6m x 2.6m)

The master bedroom is positioned at the front of the property, featuring a plush carpeted floor and large double-glazed windows fitted with stylish blinds, offering a bright and inviting atmosphere. A private door leads directly to the en-suite shower room for added convenience.

En-suite Shower Room

This room features a WC, a sleek pedestal wash hand basin, and a recessed shower cubicle and elegant tiled surround. The ceramic tiled floor and part-tiled walls enhance the contemporary feel, while a side window allows natural light.

Bedroom Two (3.3m x 2.6m)

This spacious rear-facing double bedroom boasts a plush carpeted floor and a striking feature wood-panelled wall. Large double-glazed windows frame views of the rear garden, while the generous layout provides ample space for furniture.

Bedroom Three (2.7m x 1.9m)

This stylish front-facing room features rich dark wood-effect laminate flooring and elegant wall panelling, adding depth and character to the space. Double-glazed

windows with fitted blinds allow natural light to filter in while maintaining privacy. Overlooking the front of the property, this versatile room is perfect for a home office, dressing room or third single bedroom.

Family Bathroom

The bathroom is equipped with a classic three-piece suite, including a WC, a pedestal wash hand basin, and a panel-enclosed bath. The space is enhanced by ceramic tiled flooring and part-tiled walls, with a window at the rear allowing natural light to fill the room.

Outside

At the front of the property, you'll find two allocated parking spaces, along with a pathway and additional space ideal for extra outdoor storage. This pathway extends to the side and rear garden, where gate access provides convenient entry.

At the rear, you'll find a private, south-facing garden, enclosed by a panel fence for added privacy. The space features a well-maintained lawn and a spacious paved patio, perfect for outdoor relaxation. A garden shed is also located at the rear, offering convenient storage.



Telephone: 01446 488288



www.bothamwilliams.co.uk