



£330,000

48 Rhodfa Cambo, Barry

Terraced House | 4 Bedrooms | 3 Bathrooms

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botham  
williams  
Estate Agents

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# Step Inside

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## 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 two parking spaces, 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, carpet, 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

A double bedroom that 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

A double room that offers uPVC double glazed windows to the rear, fitted carpet, a storage cupboard, and a radiator.

Bedroom Three

3.9m (max) x 3.5m

Another double room that F

eatures 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:

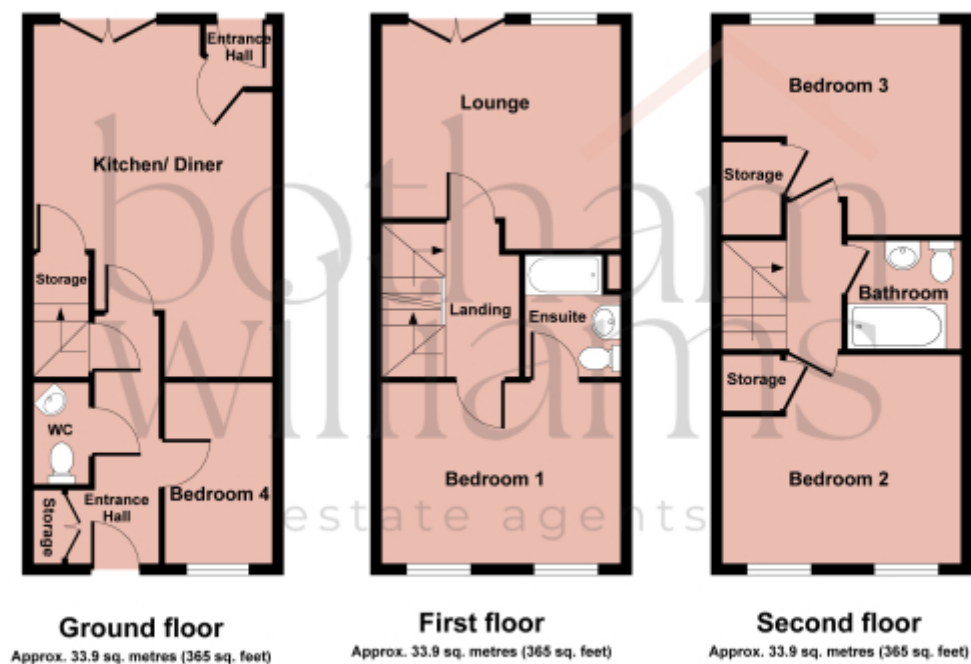
The enclosed garden is a south-facing sun trap, providing a private space to relax and enjoy the sun without being overlooked.

Additional Information:

EPC band: B

Council Tax band: E





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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