



31 Kenson Close, Rhoose, Barry, Vale of Glamorgan, CF62 3FS

£259,995



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THREE BEDROOM SEMI-DETACHED PROPERTY briefly comprising; entrance porch, hallway, lounge, dining room, kitchen and conservatory to the ground floor level with three bedrooms and family bathroom to the first floor level. Externally the property benefits from a fully enclosed garden to the rear and a driveway providing off road parking for up to two vehicles. NO CHAIN.

GROUND FLOOR

Porch

Enter the property via uPVC front door into porch with window to the front and door leading into hallway.

Hallway

Carpeted stairs lead to the first floor level. Open doorway leading into lounge.

Kitchen

3.33m x 2.17m (10' 11" x 7' 1")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Acrylic sink and drainer with mixer tap over. Electric oven, Integrated gas hob and stainless steel extractor hood over. Space and plumbing for white goods. Tiled flooring, ceiling light and power. uPVC window to the rear.

Lounge

4.13m x 3.78m (13' 7" x 12' 5")
uPVC window to the front. Feature electric fire with surround and hearth. Open into dining room. Radiator, carpeted flooring, ceiling light and power.

Dining Room

3.32m x 2.57m (10' 11" x 8' 5")
uPVC patio doors leading into conservatory. Radiator, carpeted flooring, ceiling light and power.

Conservatory

4.50m x 2.69m (14' 9" x 8' 10")
Block and uPVC construction with solid roof with velux windows. Radiator, carpeted flooring, ceiling light and power. Door out to the rear.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of loft access.

Bedroom One

4.14m x 2.67m (13' 7" x 8' 9")
uPVC window to the front. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

2.79m x 2.82m (9' 2" x 9' 3")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

3.13m x 2.00m (10' 3" x 6' 7")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power. Location of worcester boiler.

Bathroom

1.88m x 1.84m (6' 2" x 6' 0")
Fitted with a three piece suit comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC opaque window to the rear. Radiator, ceiling light.

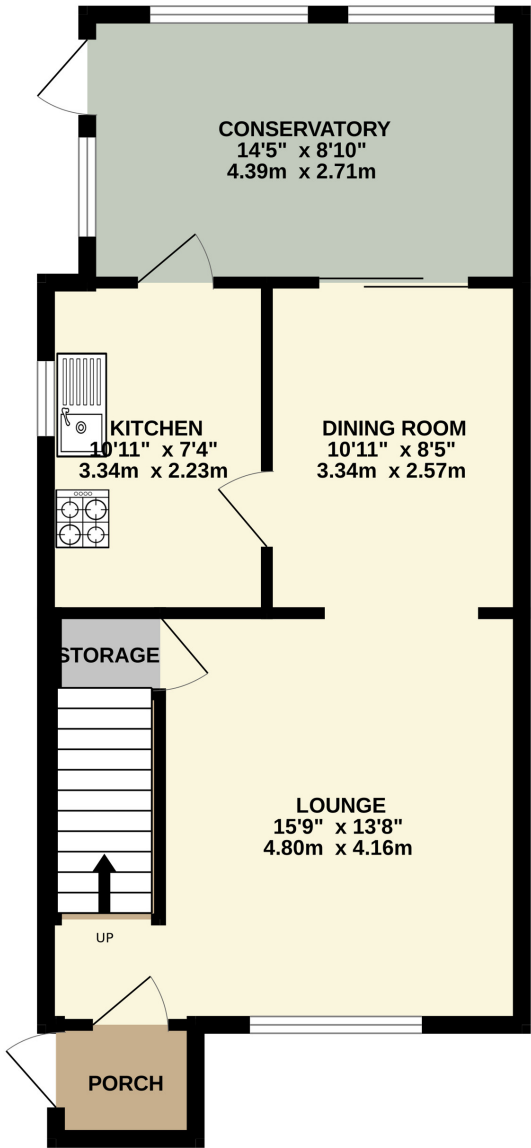
EXTERNAL

Garden

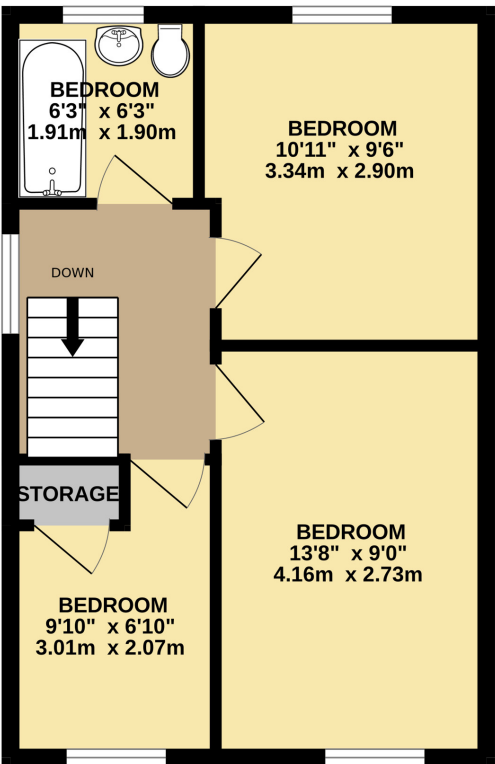
To the front of the property is a driveway providing off road parking for up to two vehicles and a lawned area to the side. Access to the rear.

To the rear is a fully enlosed garden mainly laid to lawn with mature planting and a patio area for garden furniture.

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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