





## 47 The Wheate Close

Rhoose, Barry

Charming two bedroom terraced house in a sought-after location, ideal for first time buyers or downsizers. Open plan lounge/dining room, catchment for top schools. Southerly garden with heaps of potential. Allocated parking and close to essential amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- PERFECT FIRST TIME BUYER PROPERTY
- SOUTHERLY ASPECT REAR GARDEN
- ALLOCATED PARKING SPACE
- OPEN PLAN LOUNGE/DINING ROOM, PERFECT FOR ENTERTAINING
- TWO BEDROOMS
- CATCHMENT FOR RHWS PRIMARY SCHOOL AND YSGOL SANT BARUC
- CATCHMENT FOR COWBRIDGE SCHOOL AND YSGOL GYMRAEG BRO MORGANNWG
- CLOSE PROXIMITY TO RHOOSE PHARMACY AND RHOOSE MEDICAL CENTRE (0.7 MILES)
- EPC RATING OF C74





**Hallway** - Access via a uPVC front door with stained glazed panels. Carpeted flooring, radiator, feature archway leading to the kitchen and a door leads to the lounge/dining room. Fuse box.

**Lounge/Dining Room** - 16' 7" x 11' 9" (5.05m x 3.58m)  
Spacious carpeted room with sliding double glazed patio doors giving access to the overgrown, enclosed, south-facing rear garden. A matching carpeted staircase with dark wood spindle balustrade leads to the first floor. Two radiators.

**Kitchen** - 7' 11" x 7' 10" (2.41m x 2.39m)  
An original kitchen but perfectly serviceable, comprising matching eye and base level units which are complemented by modern worktops with a polycarbonate sink unit inset. Front uPVC window, strip light and ceramic tiled splashback. Vinyl tile flooring. Space for appliances plus an integrated four ring gas hob with an electric oven under and a cooker hood over. Wall mounted Worcester combi-boiler which fires the central heating (refitted 2020).

**Landing** - Carpeted with doors giving access to two bedrooms and a bathroom/WC. Loft hatch.

**Bedroom One** - 11' 10" x 9' 6" (3.61m x 2.90m)  
Carpeted double bedroom with a radiator and recessed double wardrobe (excluded from the dimensions provided). Rear uPVC windows offer an open aspect and distant view of the Bristol channel.

**Bedroom Two** - 10' 7" x 6' 10" (3.23m x 2.08m)  
Carpeted single bedroom with a radiator, front uPVC window and recessed triple wardrobe (excluded from the dimensions provided).

**Bathroom** - 7' 8" x 4' 10" (2.34m x 1.47m)  
A peach coloured suite comprising a WC, twin grip bath and a pedestal wash basin. Carpeted flooring. A radiator and extractor. An obscure uPVC front window and tiled sill matching the splashbacks. Strip light, shaver point and mirror.





#### **FRONT GARDEN**

Laid to a small area of lawn with a slabbed pathway leading to the front door which is accessed via a canopied storm porch.

#### **REAR GARDEN**

Enclosed by well maintained timber fencing. The rear garden enjoys a southerly aspect.

#### **ALLOCATED PARKING**

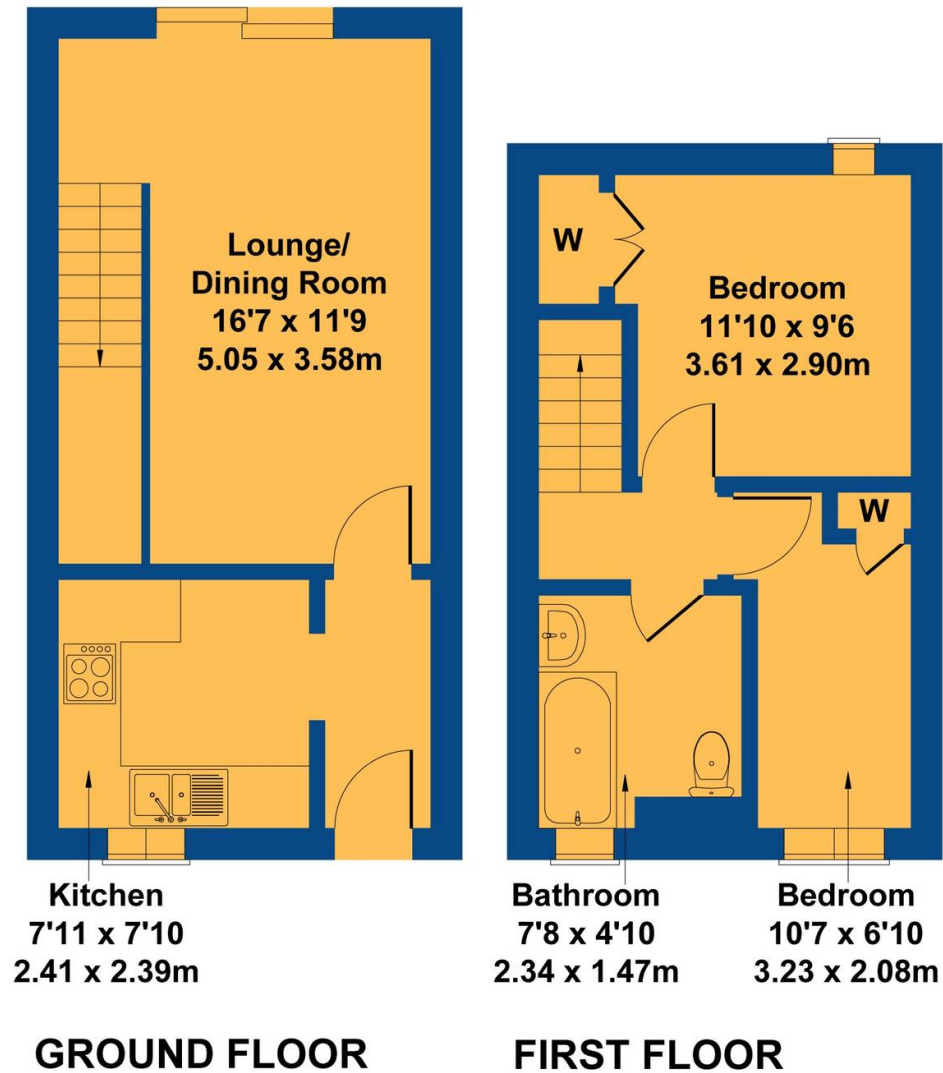
1 Parking Space

Outside the property there is an allocated parking space for one vehicle. The space aligns with the left boundary of the property when viewing from the front door outwardly.

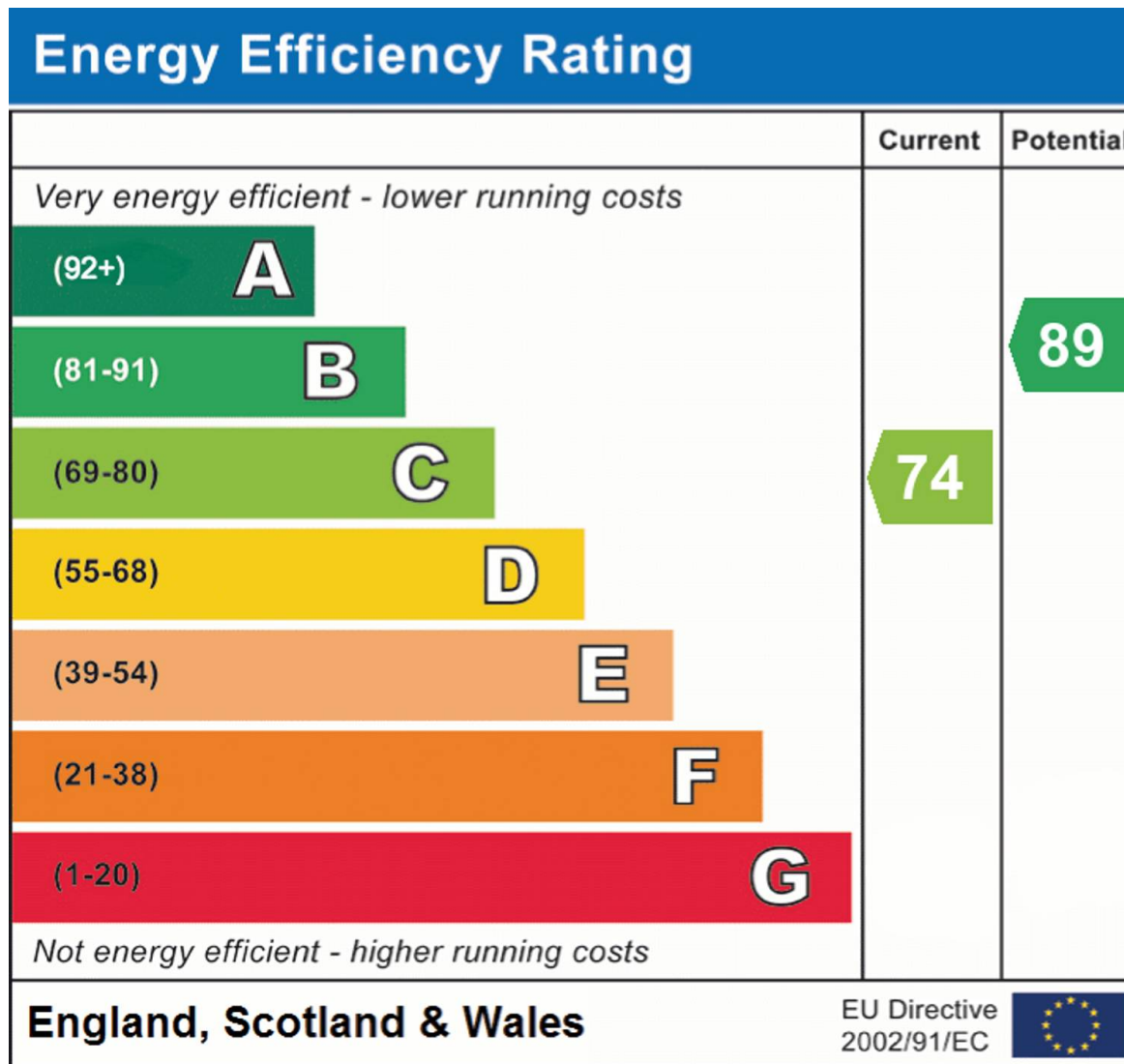


# 47 The Wheate Close

Approximate Gross Internal Area  
538 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.