

# The Overview

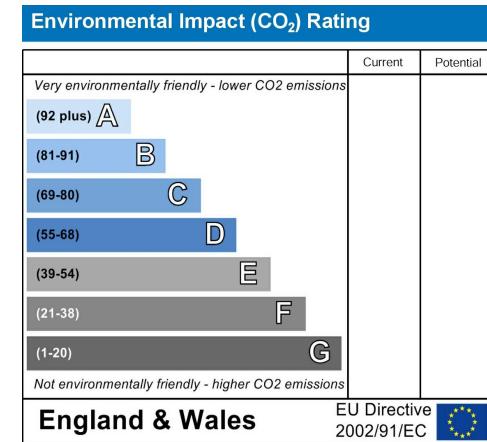
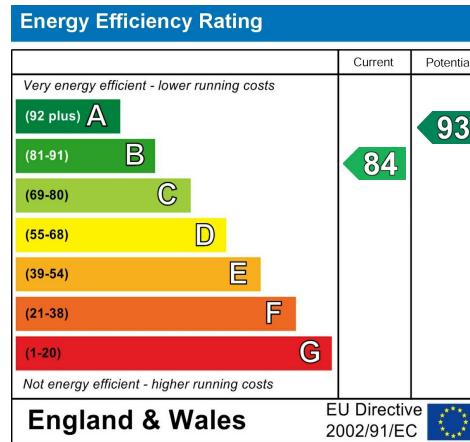
**Property Name:**  
**21 Crib Y Sianel**  
**Rhoose**  
**Barry**  
**CF62 3NB**

**Price:**  
**£375,000**

**Qualifier:**  
**Asking Price**



# The EPC



## The Bullet Points

- No Onwards Chain
- Two reception rooms
- Utility room with WC
- Detached garage
- Side access to garden
- Four spacious bedrooms
- Modern kitchen/diner
- Off-street parking for two cars
- Beautiful rear garden with eden veranda
- Ample storage throughout

# The Main Text

No Onwards Chain

A spacious and well-presented four-bedroom detached family home situated on the desirable Crib Y Sianel. This property offers versatile living accommodation and excellent outdoor space, ideal for modern family life.

Upon entering, you are welcomed into a bright and airy entrance hall that leads to the ground floor accommodation. The property features a generous main reception room, perfect for family gatherings or entertaining, filled with natural light. Additionally, there is a second reception room currently utilised as a home office, providing a flexible space to suit your needs.

The kitchen/diner is a standout feature of the home, boasting off-white high-gloss cupboards complemented by wooden-effect worktops. The kitchen benefits from ample cupboard and work surface space, with a window overlooking the rear garden. There is also sufficient room for a dining table, and patio doors provide direct access to the garden, seamlessly blending indoor and outdoor living.

Practicality is further enhanced by a downstairs toilet and utility room, which offers additional worktop space, a sink, cupboards, and provision for appliances. Under-stairs storage cupboard provides extra storage space.

Upstairs, the property offers four spacious bedrooms. The two front bedrooms feature built-in wardrobes, with one benefiting from an en-suite shower room for added convenience. The rear bedroom includes a storage cupboard, while a family bathroom and a further storage cupboard on the landing complete the first-floor accommodation.

Externally, the rear garden is a peaceful retreat, featuring an eden veranda over the patio area, which is ideal for relaxing or outdoor dining. The garden includes a well-maintained lawn and a garden shed at the rear. Side access to the garden adds to the practicality of the outdoor space.

Additional benefits include off-street parking for two cars and a garage, providing ample parking and storage solutions.

## Additional Information

Type of home: Terraced Townhouse  
Tenure: Freehold

EPC: B

Council tax band: F

Borough: Vale of Glamorgan

Annual Service Charge of £200 PA to remus

## Local Area

Rhoose is a vibrant and welcoming community known for its pleasant surroundings and proximity to the scenic Vale of Glamorgan coastline. The area offers a range of local amenities, including shops, cafes, and recreational facilities, making it an ideal destination for families and professionals alike. Residents enjoy easy access to beautiful countryside walks and outdoor spaces, providing a perfect balance between village charm and modern convenience. With a friendly atmosphere and a strong sense of community, Rhoose presents an attractive location for those seeking a peaceful yet well-connected place to live.

## Schools

The local area boasts a range of well-regarded educational options catering to various age groups. Schools in the vicinity are recognised for their strong community involvement, supportive environments, and dedication to academic excellence. Families can expect access to quality teaching, a range of extracurricular activities, and facilities that foster both personal and educational development, making the area appealing for those with children.

## Local Transport

The area benefits from excellent local transport links, providing convenient access to nearby towns and key destinations. Regular bus services connect residents to shopping, leisure facilities, and employment hubs, while nearby road networks offer easy commuting options by car. For those who travel further afield, local rail connections are within reach, making the location practical for both work and leisure.

## Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



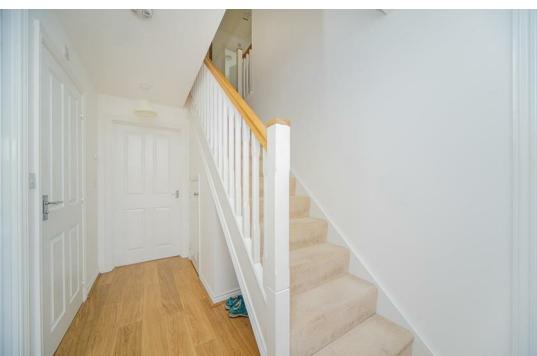
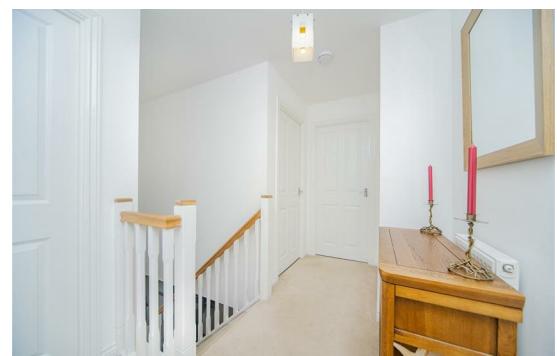
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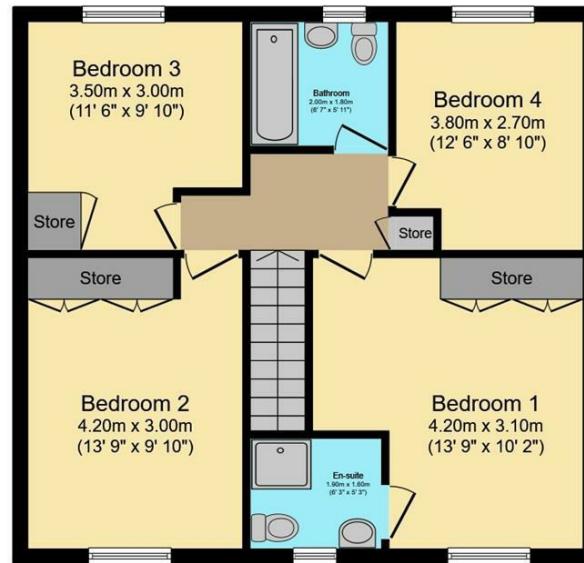


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# The Floorplan



Total floor area: 121.6 sq.m. (1,309 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# The Map



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Estate Agents