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46 Smeaton Close, Barry CF62 3FU
£410,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

Situated in the tranquil cul-de-sac of Smeaton Close, Rhoose, Barry, this beautifully presented four-bedroom detached family home offers a perfect blend of comfort and modern living. The property is conveniently located near local amenities, including shops, Rhoose Primary School, a medical centre, and the Fontygary Leisure Centre, as well as excellent bus and train links, making it an ideal choice for families and commuters alike.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious living room, perfect for relaxation and family gatherings. The modern fitted kitchen is a true highlight, featuring integrated appliances, a central island, and ample space for dining furniture. French doors open seamlessly to the rear garden, creating a wonderful indoor-outdoor flow.

The first floor boasts four generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room for added convenience. A beautifully presented family bathroom serves the other bedrooms, ensuring comfort for all.

The rear garden is a delightful retreat, featuring decorative chippings, a laid lawn, and a raised tiled patio area, ideal for entertaining or simply enjoying the outdoors. There is ample space for garden furniture and even a hot tub, making it a perfect spot for relaxation. Double gates provide access to the front drive, enhancing privacy and security.

Additionally, the property includes a detached double garage with electric roller shutter doors, complete with power and lighting, and a first-floor accommodation that can serve as two additional bedrooms or a versatile space for various needs. The front garden is enclosed and features parking for multiple vehicles, complemented by established shrubbery that adds to the property's charm.

The property benefits from owned sola panels which feed into the tariff.

This exceptional home is not to be missed, offering a wonderful lifestyle in a sought-after location.

FRONT
Fourcourted front, laid decorative chippings. Driveway with parking for multiple vehicles. Planted established shrubbery. Double gates leading to rear garden and detached garage. Composite front door leading to the entrance hallway.

Entrance Hallway
7'03 x 15'03 (2.21m x 4.65m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the side and UPVC double glazed window to the front with obscured glass. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Wood panel doors leading to the living room, kitchen/dining room and WC cloakroom.

Living Room
12'11 x 14'11 (3.94m x 4.55m)
Smoothly plastered ceiling with coving, smoothly plastered walls part acoustic panelling. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panel door leading to the entrance hallway. Integrated electric fire.

Kitchen / Dining
11'10 x 20'01 (3.61m x 6.12m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front and side elevations. UPVC double glazed French doors leading out to the rear garden. A Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Composite one-and-a-half bowl sink with waste disposal. Integrated induction hob, integrated oven, integrated oven / microwave, integrated washing machine, integrated dishwasher, and integrated fridge / freezer. Wood panel door leading to the entrance hallway.

W.C Cloakroom
3'08 x 4'05 (1.12m x 1.22m)
Textured ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window to the front with obscured glass. Vanity wash hand basin and vanity toilet.

FIRST FLOOR

First Floor Landing
2'07 x 9'03 x 9'04 (0.79m x 2.82m x 2.84m)
Textured ceiling with coving & loft access, smoothly plastered walls and fitted carpet flooring. UPVC double glazed window to the front. Staircase rising from the ground floor. Wood panel doors leading to Bedrooms one, two, three and bedroom four. A further wood panel door leading to the family bathroom. Access to airing cupboard.

Bedroom One
10'06 x 13'06 (3.20m x 4.11m)
Textured ceiling with coving, smoothly plastered walls part decorative panelling. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panel door leading to an en suite shower room. A further wood panel door leading to the first floor landing.

En-Suite Shower Room
2'10 x 7'06 (0.86m x 2.29m)
Smoothly plastered ceiling with inset lights. Ceramic tiled walls and flooring. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin and close coupled toilet. Wood panel door leading through to the master bedroom.

Bedroom Two
10'06 x 11'11 (3.20m x 3.63m)
Textured ceiling with coving, smoothly plastered walls, part decorative panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood panel door leading to the first floor landing.

Bedroom Three
9'04 x 10'07 (2.84m x 3.23m)
Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panel door leading to the first floor landing.

Bedroom Four
7'02 x 9'04 (2.18m x 2.84m)
Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panel door leading to the first floor landing.

Family Bathroom
6'02 x 6'03 (1.88m x 1.91m)
Textured ceiling with coving, tiled effect panelled walls and ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window to the front with obscured glass. Vanity wash hand basin and vanity toilet. Bath with thermostatically controlled shower overhead. Wood panel door leading to the first floor landing.

REAR
Enclosed rear garden, laid decorative chippings. Paved pathway leading to a tiled patio area with ample room for garden furniture and space for a Hot tub. Laid to lawn. Double gates leading to the front driveway. Access to double garage. UPVC double glazed French doors leading to the kitchen / dining.

GARAGE
19'04 x 20'11 (5.89m x 6.38m)
Electric roller shutter door. Power and lighting. Space for fridge / freezer. Space for washing machine/ tumble dryer. Stairs leading to the first floor.

First floor landing
3'10 x 12'06 (1.17m x 3.81m)
Smoothly plastered ceiling with inset lights and pendant lighting, smoothly plastered walls. Fitted carpet flooring. Wood-framed doors lead to Bedroom one and Bedroom two. Access to eaves storage. Fitted carpet staircase descending to the ground floor.

Bedroom One
10'01 x 10'08 (3.07m x 3.25m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. UPVC double-glazed window to the front. Wood panel door leading through to the landing.

Bedroom Two
6'05 x 9'02 (1.96m x 2.79m)
Smoothly plastered ceiling with Velux windows, smoothly plastered walls. Fitted carpet flooring. Access to eaves storage. Wood-framed door leading to the landing.

COUNCIL TAX
Council tax band E

DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
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PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.