



# Jubilee Cottage Rhoose Road

Rhoose, CF62 3EP

£350,000

HARRIS & BIRT





A charming detached cottage dating back to c.1875 with character features throughout. The immaculately presented accommodation briefly comprises: attractive sun room, open plan living/dining room, kitchen, utility room, and WC to the ground floor. First floor offers a spacious master bedroom opening onto a pretty roof terrace, family shower room and a bedroom, stairs lead up to the second floor to a double bedroom and a family bathroom. Outside offers off road parking and storage.

All of Rhose village's excellent facilities are within walking distance including a wide range of shops, highly regarded primary school from where the children go to Cowbridge school, library, dentist, leisure and sporting facilities. Rhose has a railway station on the Bridgend to Cardiff line which is ideal for commuting and getting into the Capital City. The local road network brings other major centres within comfortable commuting distance. Cardiff Wales airport is nearby.

- Period Detached Cottage
- Two Bathrooms
- Spacious Open Plan Living/Dining
- Character Features Throughout
- Cowbridge School Catchment
- Three Bedrooms
- Downstairs WC And Utility
- Off Road Parking
- Walking Distance to local Amenities
- EPC Rating - D

## Accommodation

### Ground Floor

#### Entrance

The property is entered via double doors into sun room. Dwarf wall and glazed to three sides. Glazed tinted blue glass roof. Tiled floor. Radiator. Wall lights. Opening into hallway.

#### Hallway

Continuation of tiled floor from sun room. Pendant ceiling light. Door to utility room and WC.

#### Utility Room 4'6 x 7'10 (1.37m x 2.39m)

Obscure glazed window to side. Worktop with space for under counter washing machine and tumble dryer. Fitted shelving. Recess with space for American style fridge/freezer. Radiator. Tiled floor. Pendant ceiling light. Loft access hatch. Extractor fan.

#### Cloakroom 3'8 x 4'10 (1.12m x 1.47m)

Obscure glazed window to front. Low level, dual flush WC. Wall mounted wash hand basin with hot and cold taps. Tiled splashback. Recessed cloaks cupboard. Radiator. Tiled floor. Pendant ceiling light. Extractor fan.

#### Living/Dining Room 23'8 x 17'6 (7.21m x 5.33m)

Double doors into living/ dining room from the hall. Large picture bay window overlooking the front. Further window to side. Exposed stone fireplace with inset wood burning stove set on flagstone hearth with recessed oak mantel over. Wood effect laminate flooring. Radiator. Opening into dining area. Continuation of wood effect flooring. Space for table and chairs. Stone fireplace with recess and flagstone hearth and oak mantel over. Understairs storage cupboard. Window to side. Radiator. Range of wall lights, spotlights and pendant ceiling lights. Double doors opening into kitchen.

#### Kitchen 8'2 x 20'10 (2.49m x 6.35m)

Traditional shaker style fitted kitchen with features to include: range of wall and base units with laminate worktops and tiled splashbacks. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Inset five ring gas hob with electric Bosch oven under, granite splashback and extractor hood over. Undercounter fridge behind matching decor panel. Undercounter integrated Neff dishwasher behind decor panel. Two windows overlooking side. Tiled floor. Part glazed door to side. Large bay window overlooking courtyard. Space for table and chairs. Radiator. Pendant ceiling light and ceiling spotlights.

### First Floor

#### Landing 14'7 x 7'0 (4.45m x 2.13m)

Carpeted stairs from ground floor to first floor landing. Obscure glazed window to side. Understairs storage cupboard. Carpet flooring. Pendant ceiling light. Loft access hatch. Wall lights. Doors to all first floor rooms.

#### Master Bedroom 20'9 x 9'10 (6.32m x 3.00m)

Large window to front. Fully glazed door opening onto roof terrace offering seating with glass balustrade. Double fitted wardrobe with mirrored sliding doors. Exposed stone wall with two fireplaces. Wood effect laminate flooring. Radiator. Pendant ceiling lights.

#### Bedroom Two 9'9 x 6'3 (2.97m x 1.91m)

Large window overlooking front. Exposed stone wall. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Shower Room 4'10 x 7'0 (1.47m x 2.13m)

Fully tiled shower cubicle with wall mounted mains connected shower and sliding door. Low level, dual flush WC. Vanity unit containing sink with hot and cold tap storage below and tiled splashback. Tiled flooring. Radiator. Ceiling spotlights. Obscure glazed window to side.

### Second Floor

### Landing

Carpeted stairs from first floor landing to second floor landing. Wall lights. Eaves storage. Velux window. Carpet flooring. Door to bedroom three and bathroom.

#### Bedroom Three 17'1 x 8'0 (5.21m x 2.44m)

Obscure glazed window to rear. Velux window to front offering sea views. Wood effect laminate flooring. Radiator. Eaves storage. Pendant ceiling light.

#### Bathroom 6'2 x 8'1 (1.88m x 2.46m)

Modern three piece suite in white containing freestanding bath with mixer tap. Low level, dual flush WC. Wall mounted wash hand basin with mixer tap. Tiled splashbacks. Built in cupboard housing Glow Worm gas combination boiler. Velux window overlooking front offering sea views. Part tiled walls. Tiled flooring. Radiator. Wall light.

### Outside

Brick paved drive offering off road parking for several vehicles. Pretty planted borders with wall boundary to the side. Undercover storage space to the side of the kitchen ideal for bikes, bins etc. Cotswold chippings to the front with wrought iron railing and dry stone wall boundary.

### Services

All mains services connected. Heating via gas combination boiler. Mains drainage.

### Directions

Travelling from our office in Cowbridge. Travel out of Cowbridge towards Cardiff down the A48 until you reach the Sycamore Cross junction. Take a right onto the newly built five mile lane towards Barry. At the Weycock Cross roundabout take a right and follow this road towards the airport. When you reach the village of Rhoose take the third exit at the roundabout and the property will be on your right hand side with a Harris & Birt Board outside.









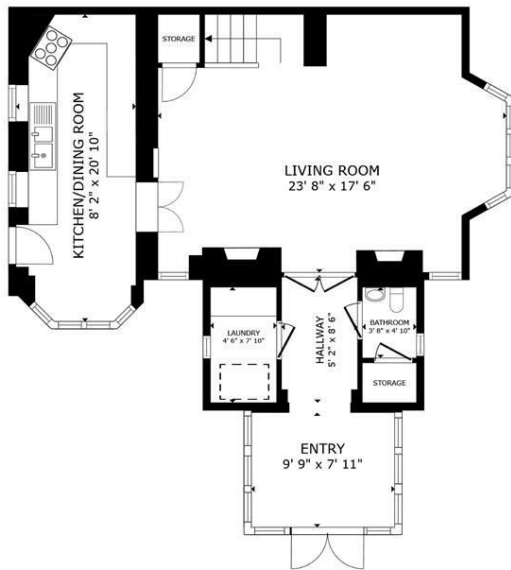




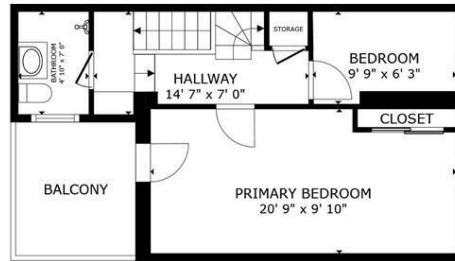




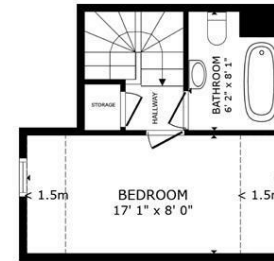




FLOOR 1



FLOOR 2

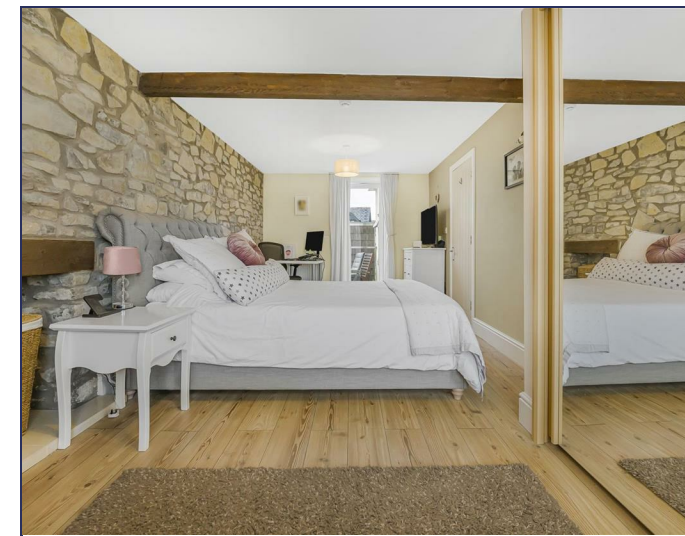


FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 772 sq.ft. FLOOR 2 404 sq.ft. FLOOR 3 206 sq.ft.  
 EXCLUDED AREAS: BALCONY 74 sq.ft. REDUCED HEADROOM 42 sq.ft.  
 TOTAL: 1,381 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**HARRIS & BIRT**  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

