



ADENFIELD WAY

RHOOSE

# ADENFIELD WAY

RHOOSE, CF62 3EA

## GUIDE PRICE

£380,000 - FREEHOLD

 4 Bed

 2 Bath

 1392.00 sq ft

Adenfield Way, Rhooose, this detached house is a true gem waiting to be discovered. Boasting a spacious 1,392 sq ft, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The layout is versatile, with the potential for a three or four-bedroom configuration to suit your needs. The property also features a garage, ideal for storage or keeping your vehicle secure.

One of the highlights of this property is the impressive garden at the rear, providing a peaceful retreat where you can unwind and enjoy the outdoors. The large driveway to the front, laid with resin flooring, not only adds to the aesthetic appeal but also offers convenient parking for you and your guests.

Located in a quiet and peaceful estate in Rhooose, you'll enjoy a tranquil environment while still being close to essential amenities. With shops, schools, restaurants, and public transport nearby, everything you need is within easy reach.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and potential that this property has to offer.

OFFERED FOR SALE WITH NO ONWARD CHAIN

### ENTRANCE

Via UPVC door with obscure glass panel leading into;

### PORCH

UPVC double glazed obscure window to the side elevation. Fitted carpet. UPVC door with obscure glass panel leading into;

### HALLWAY

Staircase rising to first floor landing with under-stair storage. Large storage cupboard with shelving. Radiator. Fitted carpet. Doors off to living room and kitchen.

### OPEN LIVING/DINING ROOM

26'02" x 12'06" 5'09"  
UPVC double glazed bay window to the front elevation and standard window to the rear. Coving to ceiling. Feature stone entertainment unit with fireplace. Two radiators. Fitted carpet. Door into second reception room.

### KITCHEN

9'10" x 8'10"  
UPVC double glazed window to the side elevation. Range of wall and base units with work surfaces over, extending into breakfast bar. Stainless steel sink and drainer with mixer tap over. Ample space and plumbing for white goods. Tiling to all walls. Vinyl flooring. Open to;

### SECOND RECEPTION ROOM

14'00" x 13'00"  
UPVC double glazed windows to both sides and rear. UPVC double glazed patio doors to the rear elevation overlooking and leading to the rear garden. Radiator. Fitted carpet.

### W/C

4'07" x 2'04"  
UPVC double glazed obscure window to the side elevation. Tiling to all walls. Low level W/C. Wash hand basin with twin taps. Tiling to floor.

### FIRST FLOOR LANDING

UPVC double glazed obscure window to the side elevation. Access to loft space. Fitted carpet. Doors off to all rooms.

### BEDROOM ONE

10'05" x 10'03"  
UPVC double glazed window to the front elevation. Radiator. Fitted carpet. Open to;

### DRESSING/COT ROOM

10'03" x 7'10" (6'06")  
UPVC double glazed window to the front elevation. Large storage cupboard. Radiator. Fitted carpet.

### BEDROOM TWO

10'02" x 9'09"  
UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

### BEDROOM THREE

8'06" x 7'10"  
UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

### BATHROOM

11'04" x 5'01"  
UPVC double glazed obscure window to the side elevation. Four piece suite comprising; Low level W/C, Freestanding bath with mixer tap and shower over, Wash hand basin with mixer tap over and Shower cubicle. Heated towel rail. Tiling to floor.

### GARDEN

Large enclosed garden. Landscaped with a well-kept lawn and resin patio area. Outside water tap. Gate to the side giving access onto driveway.

### GARAGE

16'08" x 8'05"

### 'MAN CAVE'

14'01" x 7'02"  
Wood-fired over. Lighting and power points. Double doors opening to the garden. Perfect for hosting all times of year.

### SCHOOL CATCHMENT

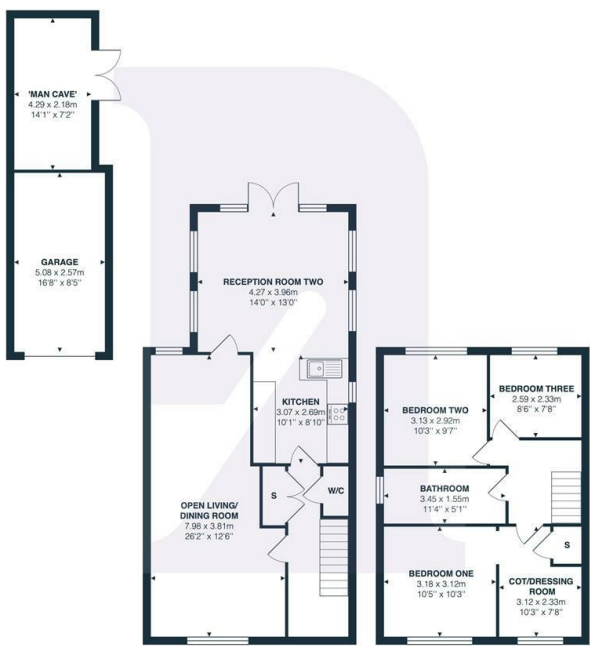
My English medium primary catchment area is Rhws Primary School

My English medium secondary catchment area is Cowbridge School





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Adenfield Way, Fontygary, Rhoose, CF62 3EA  
Total Area: 129.3 m<sup>2</sup> ... 1392 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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STYLISH SALES  
& LETTINGS



KNIGHTS