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herbert r thomas

9 Railway Road  
Rhoose, The Vale Of  
Glamorgan, CF62 3FE

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## 9 Railway Road

Asking price **£399,999**

A modern built sizeable detached family home of good proportions with multiple high quality upgrades included. Driveway parking to the front and landscaped rear garden. Located with all the amenities of Rhoose close by.

A modern built detached family home built by Taylor Wimpey in 2020

The Elmsham house type offers circa 1400 ft<sup>2</sup> with accommodation arranged over 2 floors

Ground floor comprises an entrance hall with WC off, front sitting room, gym, garage store, rear kitchen/diner

Upstairs to the first floor are 4 double bedrooms of which 3 benefit from built in storage, 2 en-suite bathroom and family bathroom

Tastefully upgraded with additional lighting fitted, upgraded bathroom tiling and fittings, fully integrated kitchen and landscaped rear garden

Located within easy reach of all amenities within Rhoose village, Cardiff Airport and great public and private transport links





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Part glazed composite front door opening through to ENTRANCE HALLWAY (17' x 6'6"), coir matting and ceramic tiled floor, recessed LED spotlights to ceiling with WC 'just off'. WC (2'9" x 5'9") tiled floor, tiling to the lower portion of the walls, pedestal wash handbasin with mixer tap over, low level WC with LED spotlights and extractor fan to ceiling. Front SITTING ROOM (18'2" x 10'9"), Carpet, LED spotlights, electric fireplace and surround to remain with a large window overlooking the front and glazed double doors opening to the kitchen/diner. KITCHEN/ DINER (28' x 9'8"), ceramic tiled floor, multiple LED spotlights throughout with a modern 'Shaker' style kitchen and array of wall and base mounted units, granite effect worksurface extending to the kitchen peninsula/breakfast bar. Integrated appliances include an 'Electrolux' oven and grill, matching four ring gas hob with extractor over, Inset sink with mixer tap and drainer to the side with fridge/freezer,

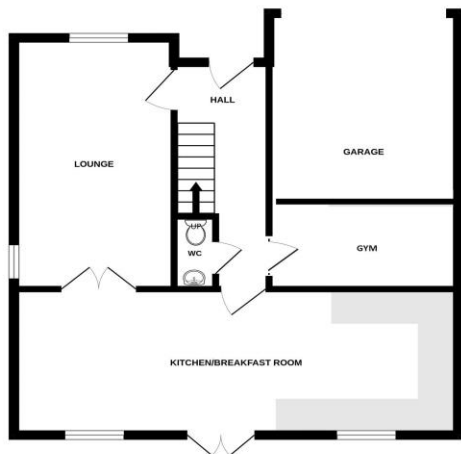
pull-out larder cupboard and dishwasher. Two large windows with direct views to the rear garden and a pair of French doors to garden. HOME GYM (9'8" x 9'3") rubber matting floor, pendant ceiling lights, wall mounted 'Ideal boiler' and door through to front GARAGE/STORE (10' x 9'8"), pendant ceiling light and manually operated 'up and over door' to front driveway.

Straight spindled stairs, rising to the first floor, 'L' shaped LANDING (10'11" max x 7'9" max) fitted carpet, LED spotlights to ceiling, attic hatch (retractable ladder), a sizable storage cupboard and separate airing cupboard housing at the pressurised water tank with shelving above. BEDROOM ONE (15'3" x 11'3") fitted carpet, LED spotlights, built-in double wardrobe and separate single wardrobe and large window to the front elevation. Door through to fully tiled EN-SUITE SHOWER ROOM (6'4" x 6'8") comprising a pedestal wash hand basin, low-level WC, double shower enclosure, mains fed rainfall shower, spotlights and extractor to ceiling with frosted window to the side. BEDROOM TWO (12'8" x 13'7"), carpet, LED spotlights and a pendant light with a built-in double wardrobe and

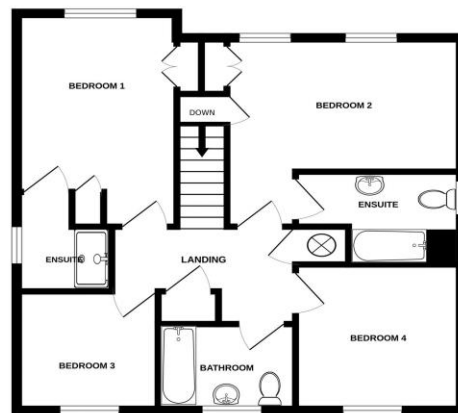
additional storage cupboard to the side. Fully tiled EN-SUITE SHOWER ROOM (10'1" x 6'3" max), with a low-level WC, frosted window above, pedestal wash hand basin, and double shower enclosure with rainfall shower, LED spotlights, and extractor fan to ceiling. BEDROOM THREE (10'4" x 8'11"), fully carpeted, pendant ceiling light, built in wardrobes with large window overlooking the rear garden and partial sea views. BEDROOM FOUR (currently a dressing room 9'9" x 10'4"), fitted carpet, pendant ceiling light with windows to the rear garden with partial sea views beyond. FAMILY BATHROOM (6'5" x 7'5"), ceramic tiled floor, LED spotlights, extractor to ceiling, half tiled walls, low-level WC, pedestal wash hand basin to the side, frosted window (to the rear) and panelled bath.

A sizable front tarmac driveway can accommodate up to three vehicles with hedge line, with verge alongside. Access opens to the fully enclosed, recently landscaped rear garden. Comprising a sizeable paved top terrace with pebble lined borders, decorative panelling and screening from the lower artificial grass lawn and timber built pergola with pitched tiled roof, (currently being used as a hot tub area) benefiting from exterior lighting, power and water.

GROUND FLOOR



1ST FLOOR





### Directions

From Cowbridge travel East along the A48 signposted Cardiff, after passing through the Village of Bonvilston at the traffic lights turn right signposted Barry. Continue along this road to the roundabout in Barry taking the third exit signposted Rhoose, Llantwit Major and Cardiff International Airport. Take the first exit at the next two roundabouts following signs for Rhoose. 3rd left onto Rhoose Way then 1st left onto Railway Road where No.9 will be the 4th house on your left hand side as indicated by our 'For Sale' board.

### Tenure

### Services

Mains water, drainage, gas and electricity  
Council Tax Band F  
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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