





Chris Davies
Sales and Lettings
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01446 711900 **FOR SALE**

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residential sales & lettings

3 Norseman Close, Rhoose
£262,950



3 Norseman Close

Rhose, Barry

OPEN TO OFFERS - Desirable semi-detached 3-bed home in sought-after cul-de-sac with garage and driveway. Modern interiors, front and rear gardens, uPVC windows, and gas central heating. Close to village amenities and beach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- WELL PRESENTED 3 BEDROOM SEMI DETACHED
- ENCLOSED GARDEN WITH PATIO/LAWN
- SOUGHT AFTER CUL DE SAC LOCATION
- HALL, LOUNGE, DINING ROOM & KITCHEN
- MODERN BATHROOM/WC/SHOWER
- GAS CH; UPVC DG; LONG DRIVE & GARAGE
- EPC E54





Entrance Hall

Accessed via opaque uPVC front door. The hall has wood floor with a carpeted stair case with hand rail to the first floor. Radiator. Coat storage. Glazed double doors lead into the living room.

Living Room 13' 8" x 12' 0" (4.17m x 3.66m)

Immaculately presented - this carpeted reception room has a focal point of a modern fire surround with marble back and hearth and coal effect electric fire inset. Radiator. Coved ceiling and dado rail. Handy under stair storage cupboard plus square opening leads through to the dining room.

Dining Room 10' 5" x 8' 3" (3.17m x 2.51m)

With wooden flooring matching the hall, this room has sliding uPVC patio doors giving access to the rear garden. Radiator. Coved ceiling and dado rail. Panelled door leads to the modern kitchen.

Kitchen 10' 11" x 7' 2" (3.32m x 2.18m)

Comprising matching eye level and base units in white, these are complemented by modern work tops which have a one and a half bowl sink unit inset with mixer tap. Space for appliances as required. Modern vinyl flooring plus mosaic effect tiled walls, splash backs and sill. uPVC side and rear window plus matching door to garden. Tongue and groove style ceiling. Boiler firing the gas central heating (serviced annually).

Landing

Carpeted matching the stairs, the landing has side uPVC window, loft access plus matching internal doors giving access to the three bedrooms and bathroom / WC.





Bedroom One 13' 4" x 9' 0" (4.06m x 2.74m)

A good size carpeted bedroom with front uPVC window and radiator. An excellent range of storage facilities comprising a recessed triple wardrobe (excluded from dimensions) plus there are a range of cupboards along the width of one wall.

Bedroom Two 9' 3" x 9' 2" (2.82m x 2.79m)

Double bedroom with 2024 carpeted flooring, rear uPVC window and radiator. Door to handy storage cupboard (houses the hot water cylinder).

Bedroom Three 10' 7" x 6' 8" (3.22m x 2.03m)

Single bedroom with laminate flooring, front uPVC and radiator. Over stair storage cupboard.

Bathroom / WC 6' 2" x 6' 2" (1.88m x 1.88m)

Comprising of white suite with WC and concealed cistern, basin with vanity cupboard under plus bath with electric shower over and glass screen. There is a luxury vinyl floor plus ceramic tile splash backs and sill with opaque uPVC rear window. Extractor. Chrome heated towel rail.





FRONT GARDEN

A pretty open plan garden with lawn and various planted borders and quadrant shaped area with white pea gravel.

REAR GARDEN

Initially with a sun patio adjacent to the property and this leads to a level lawn which is flanked by planted areas and pebble style low maintenance sections. Handy recessed storage area behind the garage.

DRIVEWAY

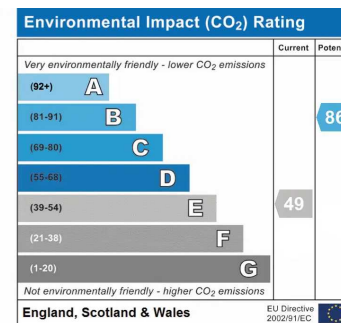
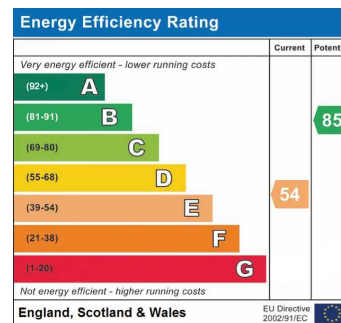
3 Parking Spaces

Extending from the front to the side and providing off road parking for 3/4 vehicles and this leads to the garage.

GARAGE

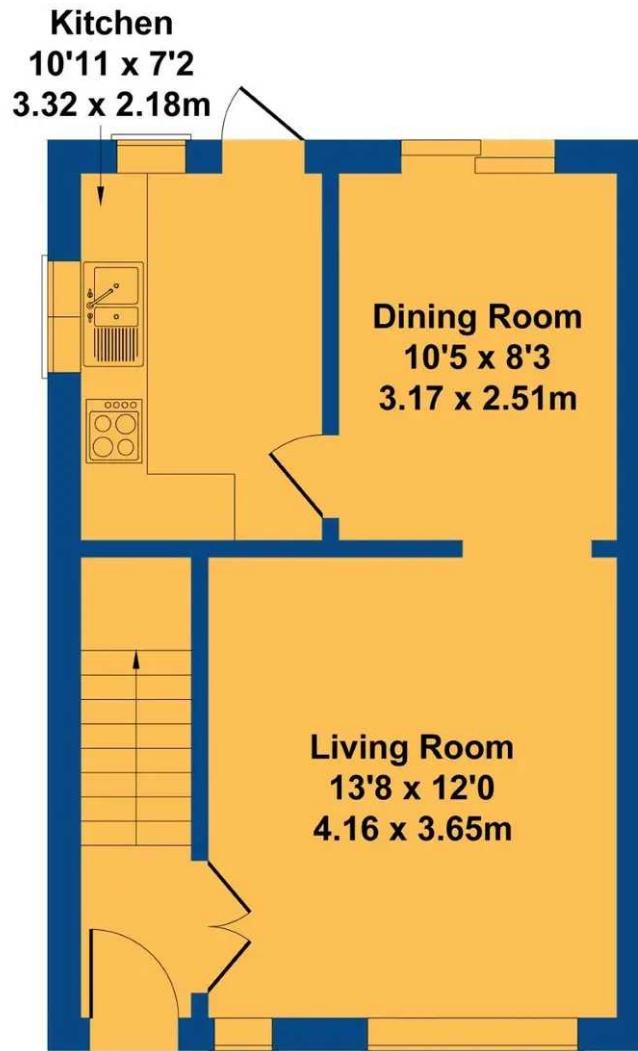
Single Garage

Accessed via wooden double doors. Brick construction.

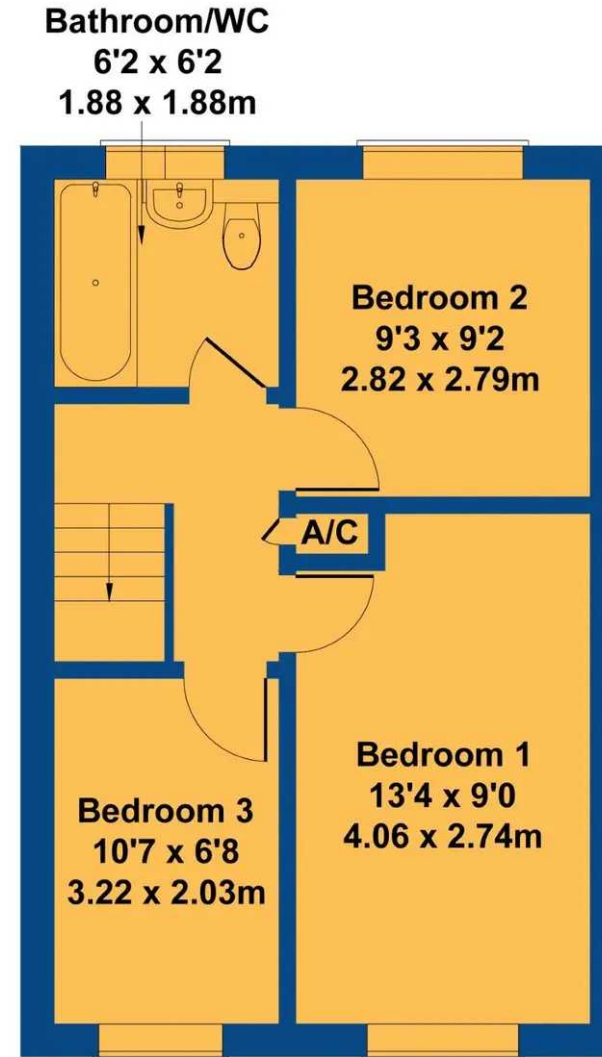


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Approximate Gross Internal Area
797sq ft - 74 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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