

Chris Davies
residential sales & lettings

1a Rhoose Road, Rhoose
£475,000



1a Rhoose Road

Rhoose

A TARDIS! Offering 5 BEDROOMS, 3 RECEPTIONS, CONSERVATORY, 3 BATHROOMS and PLENTY OF PARKING (with EV charging point). The property is accessed by imp...

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- PRIVATE REAR GARDEN
- 5 BEDROOMS AND 3/4 RECEPTIONS
- CENTRAL VILLAGE LOCATION
- 3 BATHROOMS AND GREAT PARKING
- SUBSTANTIAL PARKING & GARAGE
- LARGE DETACHED DORMER BUNGALOW
- EPC C71





GROUND FLOOR - Entrance Porch

Accessed via a uPVC door and with matching windows. Ceramic tiled flooring, wall light and uPVC door to the hall.

Entrance Hallway

Dimensions: 34' 7" x 13' 10" (10.53m x 4.21m). A spacious carpeted hall with matching staircase leading to the first floor. Matching doors lead off to all ground floor rooms (except the dining room/breakfast room areas). Cloaks cupboard.

Living Room

Dimensions: 17' 2" x 13' 3" (5.23m x 4.04m). Open plan to the dining room this room is carpeted and has a focal point of central feature wood burning stove with renewed flue and this is inset into a brick chimney/breast. There are front and side windows, coving and a radiator.

Dining Room

Dimensions: 12' 2" x 12' 2" (3.71m x 3.71m). Carpeted and matching the living room, this room has a front window, radiator, coving and door to the breakfast area of the kitchen.

Breakfast Room

Dimensions: 11' 9" x 8' 0" (3.58m x 2.44m). With space for family table and chairs, this room has a side window, coving and a radiator. Ceramic tiled flooring. An Arch leads through to the kitchen.

Kitchen

Dimensions: 11' 8" x 11' 6" (3.55m x 3.50m). Fitted with limed oak style units and these are complemented by modern worktops. Integrated Bosch appliances include a double oven/grill, microwave/oven, dishwasher, fridge and NEFF freezer. Central island, display cabinets with lighting and side window. Ceramic tiled flooring and access to the utility room.





Utility Room

Dimensions: 10' 2" x 9' 1" (3.10m x 2.77m). A large utility room with plenty of space for appliances and there is additional worktop space. Wall mounted Worcester combi boiler firing the gas central heating. Handy storage cupboard, coving, side window and uPVC door. Ceramic tiled flooring.

Bedroom Three

Dimensions: 13' 8" x 12' 11" (4.16m x 3.93m) - exc depth of robes. A great size carpeted double bedroom with range of wardrobes, storage cupboards, rear window, coving and radiator. Door to the en-suite.

En-Suite Bathroom to Bedroom Three

Dimensions: 8' 3" x 5' 2" (2.51m x 1.57m). A spacious bathroom in white and comprising a WC, basin with vanity cupboards under and bath. Opaque rear window, wood effect vinyl flooring and ceramic tiled splashbacks. Coving and radiator.

Bedroom Four

Dimensions: 10' 10" x 9' 10" (3.30m x 2.99m). A versatile carpeted room with side window, radiator and coving.

Bedroom Five (or Study)

Dimensions: 10' 10" x 9' 10" (3.30m x 2.99m). A versatile carpeted room with side window, radiator and coving. Currently used as a study/storage room.

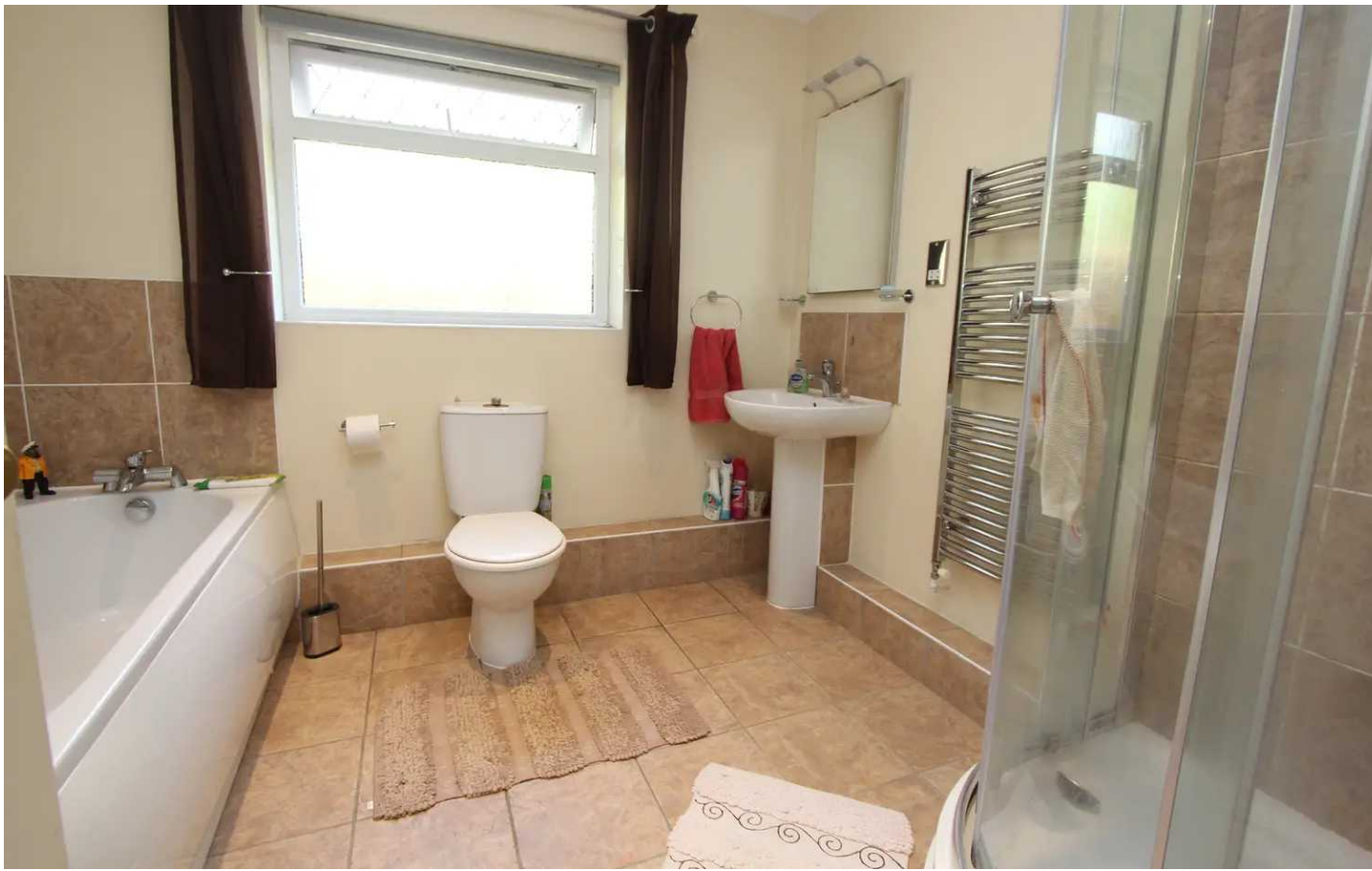
Rear Reception Room

Dimensions: 11' 10" x 11' 4" (3.60m x 3.45m). A carpeted reception room with patio door to the conservatory. Radiator with mantel over and coving.

Conservatory

Dimensions: 10' 2" x 10' 2" (3.10m x 3.10m). With a ceramic tiled flooring and uPVC windows and sliding door to the rear patio area. Polycarbonate roof.





Ground Floor Bathroom/WC

Dimensions: 8' 10" x 8' 2" (2.69m x 2.49m). A super size and comprising a white WC, basin, bath and quadrant shaped fully tiled shower cubicle with thermostatic shower. Ceramic tiled flooring, splashbacks and sill with opaque side window. Smooth coved ceiling with 4 spotlights and chrome heated towel rail. Shaver point and mirror.

FIRST FLOOR

Landing

A small carpeted area with doors off to the two bedrooms on this level. Coving.

Bedroom One

Dimensions: 18' 5" x 8' 7" (5.61m x 2.61m) exc depth of robes. A double bedroom of excellent proportions. There is an excellent quality range of wardrobes along one wall providing super storage. Windows look to the both sides. Radiator and coving. Door to the en-suite.

En-Suite to Bedroom One

Dimensions: 9' 4" x 5' 0" (2.84m x 1.52m). There is a white suite comprising WC, basin with vanity cupboards under and double shower cubicle with electric shower inset. Opaque side window and radiator. Fully ceramic tiled walls and splashbacks. Shaver point.

Bedroom Two

Dimensions: 12' 11" x 6' 0" (3.93m x 1.83m). A carpeted single bedroom with side window and radiator. Door to eaves storage.





REAR GARDEN

36' 12" x 28' 12" (11.27m x 8.83m)

A delightful garden with initial patio with raised planted beds. Two steps lead to a level lawn which is bisected by a slabbed path with Cotswold style infills. Further raised planted areas with established plants and shrubs. The garden is enclosed by a mix of renewed fencing (which extends to the easterly boundary and back to the front. Covered gazebo area. Gated side access to the drive and pedestrian access to the opposing side.

GARAGE

Single Garage

A larger than average rear garden accessed by an up and over door. Power and lighting is provided.

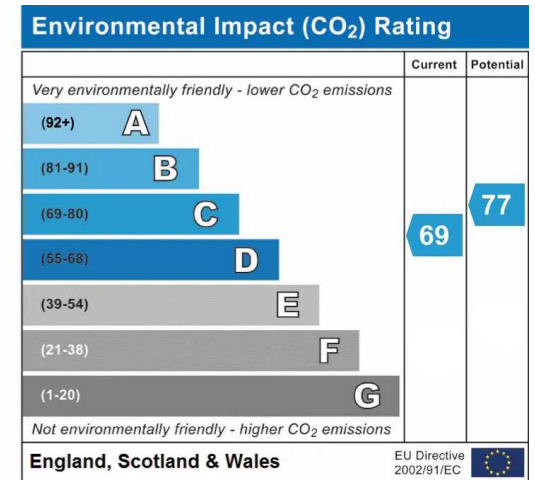
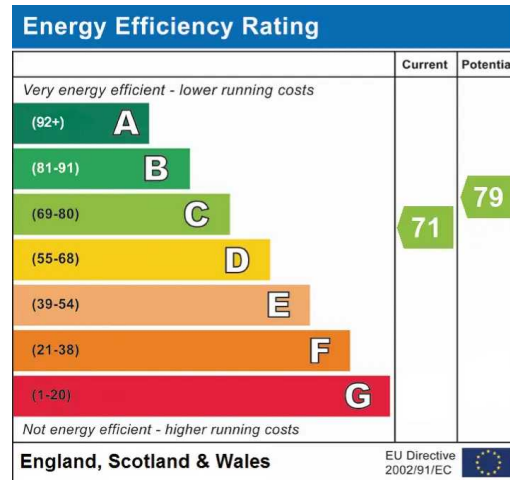
DRIVEWAY

4 Parking Spaces

Front & Side Drive - Accessed via impressive double wooden gates Laid to block pavior and providing parking for many vehicles. There is an EV charging point.







1A Rhoose Road



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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