

## 53 Llanmead Gardens

Rhose

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- STYLISH EXTENDED DETACHED FAMILY HOME
- DETACHED DOUBLE GARAGE & PARKING
- KITCHEN/DINER, LOUNGE & SUMMER ROOM
- 4 BEDROOMS - ONE EN-SUITE; NO CHAIN
- EPC C72







### **GROUND FLOOR - Entrance Hall**

Accessed via a modern door with opaque glazing, the hall has a high quality laminate flooring, additional side window and replaced column style doors to the cloakroom/WC, storage cupboard and main living accommodation. A staircase with glass infills, carpet runner and chrome bar leads to the first floor. Smooth coved ceiling and handy under stair storage cupboard.

### **Cloakroom / WC - 4' 6" x 4' 5" (1.37m x 1.35m)**

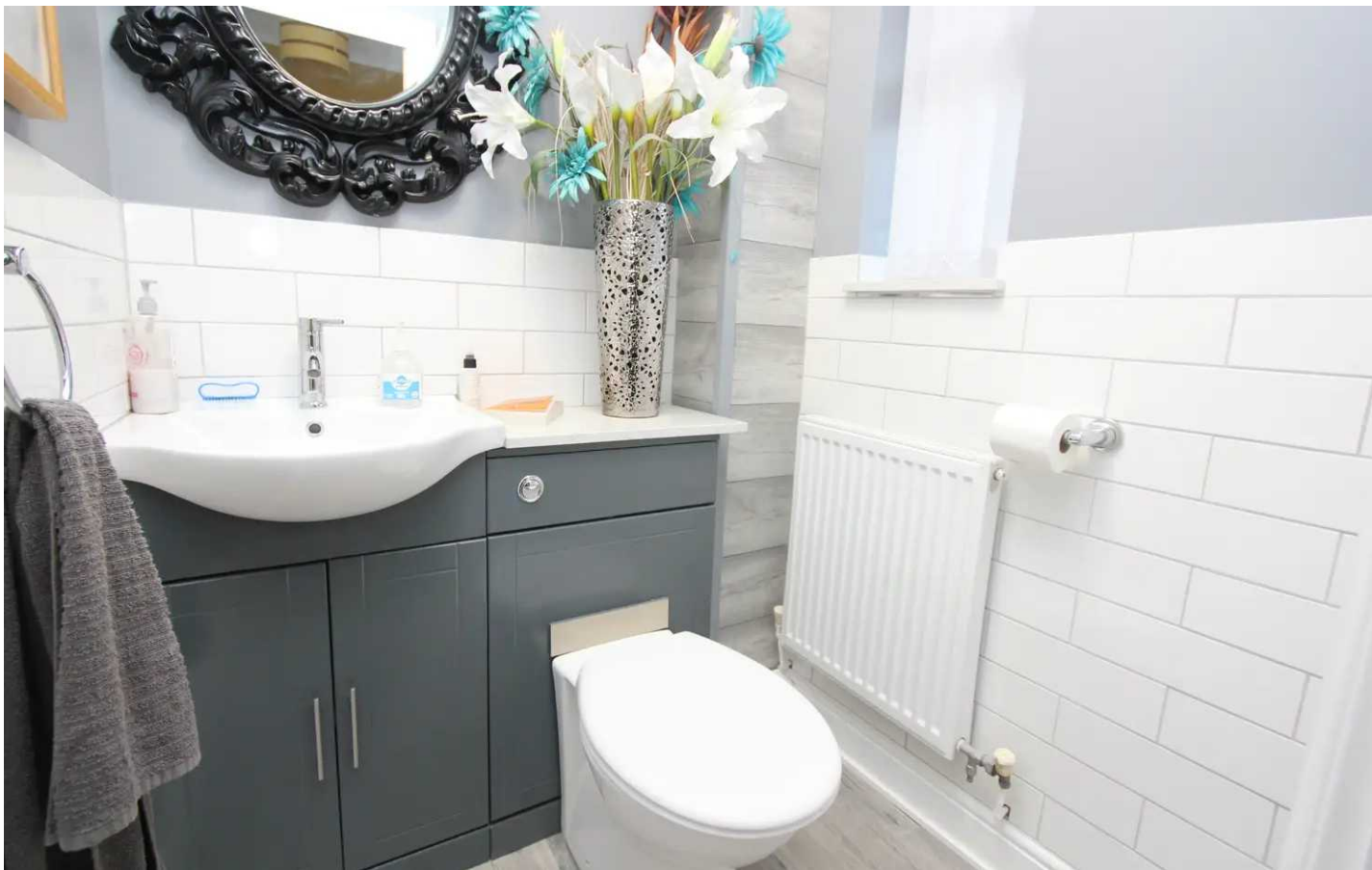
Stylishly decorated and with a high end tiled flooring, the cloakroom has a white suite comprising WC plus basin with vanity cupboard under. Radiator, ceramic tiled splashbacks and opaque front uPVC window with marble sill. Fuse box.

### **Kitchen - 18' 2" x 17' 8" (5.53m x 5.38m)**

Comprises a comprehensive range of high gloss white units which are complemented by modern worktops. A ceramic 1.5 bowl sink unit with contemporary shower over. Appliances include a 4 ring induction hob with electric oven under and contemporary extractor hood over. Further integrated appliances include dishwasher and washing machine. American style fridge freezer will remain. 2 front uPVC windows with granite sill. Laminate flooring, side uPVC door, ceramic tiled splashbacks and stylish column radiator. Smooth ceiling with LED lighting. The DINING/SITTING AREA is open plan to the kitchen and divided by a breakfast bar area. Continuation of the laminated flooring, sliding uPVC doors to the landscaped rear garden and double doors lead to the living room. Column radiator and smooth coved ceiling. NB a recently installed and correctly certificated corner mounted wood burning stove not included in sale but available by separate negotiation if required; the hanging lights will remain.







### Living Room

16' 4" x 11' 3" (4.97m x 3.43m)

A beautifully presented carpeted reception room which has a uPVC rear window, sliding uPVC patio doors to the summer room and a smooth coved ceiling. 2 wall lights will remain. Radiator.

### Summer Room

19' 6" x 11' 9" (5.94m x 3.58m)

An all year round room with 2 Velux skylights and laminate flooring. 2 uPVC windows and sliding uPVC doors to the rear garden. Standard radiator plus column radiator. Smooth ceiling with 6 recessed spotlights.

### FIRST FLOOR – Landing

With a laminate flooring and front uPVC window, the landing has matching replaced panelled doors to the 4 bedrooms, bathroom and deep airing cupboard which houses the combi boiler and has hanging space and shelving for linen/towels etc. Loft hatch and smooth coved ceiling.

### Bedroom One

14' 7" x 10' 11" (4.44m x 3.32m)

With a laminate flooring this generous double bedroom has side and rear uPVC windows, a radiator and coving. There is a panelled door leading to the en-suite.

### En Suite – 8' 11" x 4' 10" (2.72m x 1.47m)

Dimensions exclude a deep recess where the sink unit is located and this leads through to the WC, quadrant shower cubicle which has a rainfall style unit and separate adjustable rinse unit. There is a further (smaller) bath with mixer tap and separate rinse unit. Opaque uPVC front window, chrome towel radiator, extractor and shaver point. Luxury ceramic tiled splashbacks and laminate flooring. Large storage cupboard for towels plus mirror fronted cosmetic cabinet.

### Bedroom Two

11' 4" x 8' 9" (3.45m x 2.66m)

A carpeted double bedroom with rear uPVC window, coving and radiator.







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#### **Bedroom Three**

9' 3" x 6' 11" (2.82m x 2.11m)

A carpeted single bedroom with uPVC front window, coving and radiator. Mirror fronted wardrobes along the length of one wall.

#### **Bedroom Four**

8' 8" x 7' 2" (2.64m x 2.18m)

A carpeted single bedroom with rear uPVC window, coving and radiator. The bedroom is currently laid out as an office but the sellers are prepared to take the shelving and cupboards out if required should it be needed as a bedroom.

#### **Bathroom**

7' 1" x 6' 4" (2.17m x 1.93m)

Beautifully refitted in white with WC, wash basin with waterfall tap and vanity cupboard under plus jacuzzi bath with waterfall tap and separate rinse unit. Laminate flooring and fully ceramic tiled walls and splashbacks. Front uPVC window with granite sill. Chrome plated extractor, towel rail and mirror fronted cosmetic cabinet.







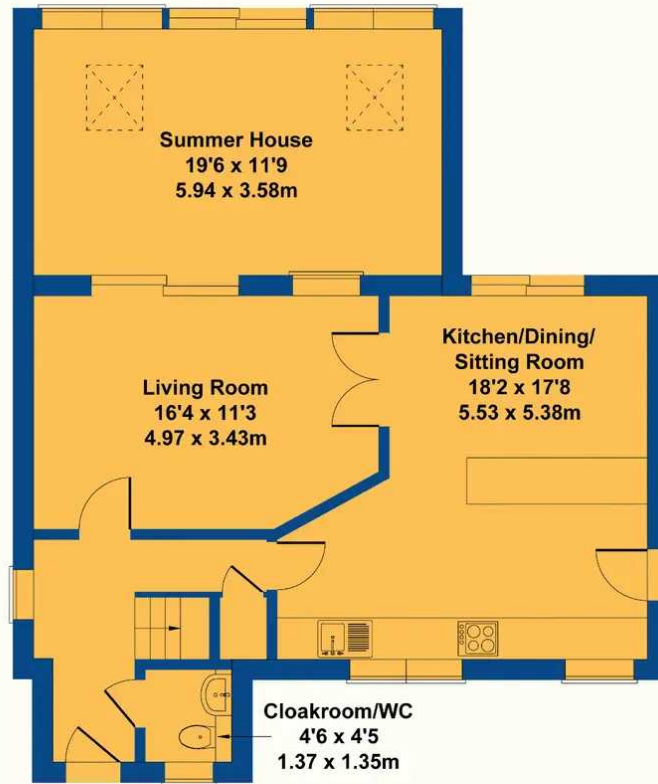




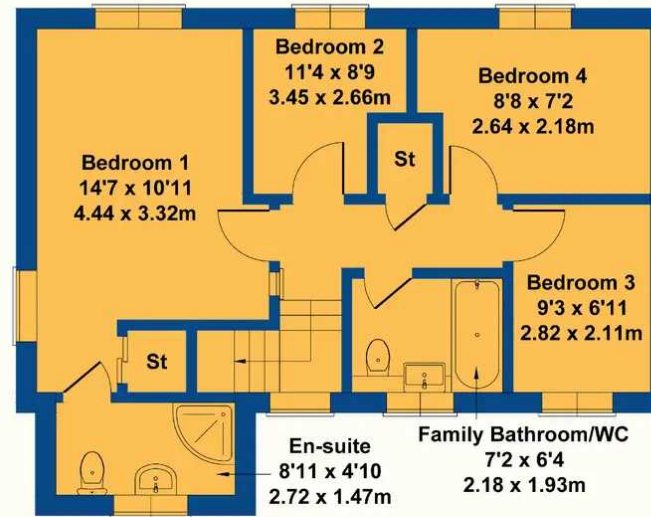


# 53 Llanmead Gardens

Approximate Gross Internal Area  
1345 sq ft - 125 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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