







## 13 Nurston Close

Rhose

Beautifully refurbished detached bungalow offering stylish living with 3 double bedrooms, well-designed kitchen, spacious lounge, rear-facing lounge/dining room, driveway, garage, gas central heating, uPVC windows, and garden with greenhouse, bar, and shed for outdoor living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFULLY REFURBISHED BUNGALOW
- STYLISH KITCHEN, 3 BEDROOMS, LOUNGE
- REAR FACING LOUNGE/DINING ROOM
- FULL WIDTH REAR EXTENSION
- DRIVE, GARAGE, GAS CH, UPVC
- GARDEN WITH GREENHOUSE, BAR AND SHED
- EPC RATING D64







### **Porch**

Accessed via uPVC door and with a black ceramic tile flooring,. Further opaque uPVC door leads into the entrance hallway. The flooring extends through with a door leading to the garage, handy storage recess with shelving and hanging space and a part glazed door which leads into the garden room. Radiator. Coat storage.

### **Hallway**

17' 9" x 7' 2" (5.41m x 2.18m)

In immaculate decorative order with a striking ceramic tile flooring and complementing doors leading to the living room, kitchen, bathroom and three bedrooms. Smooth coved ceiling with loft hatch, fuse box and Hive heating controls. Louvre style doors accesses a handy storage cupboard which doubles as an airing cupboard as it has a radiator.

### **Living Room**

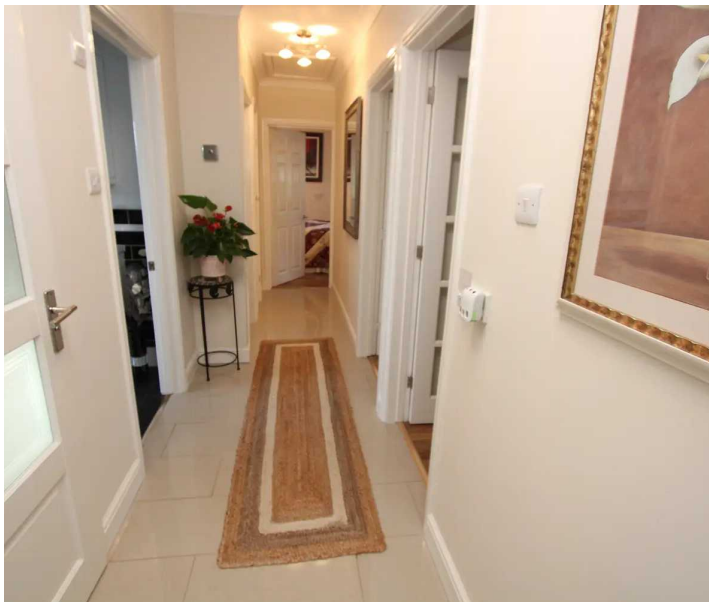
16' 11" x 13' 7" (5.15m x 4.14m)

With a high end laminate flooring and smooth coved ceiling. A fabulous size reception room with front aspect window, radiator and a focal point of a wood burning stove, mounted on a protective hearth with a contemporary tiled back drop.

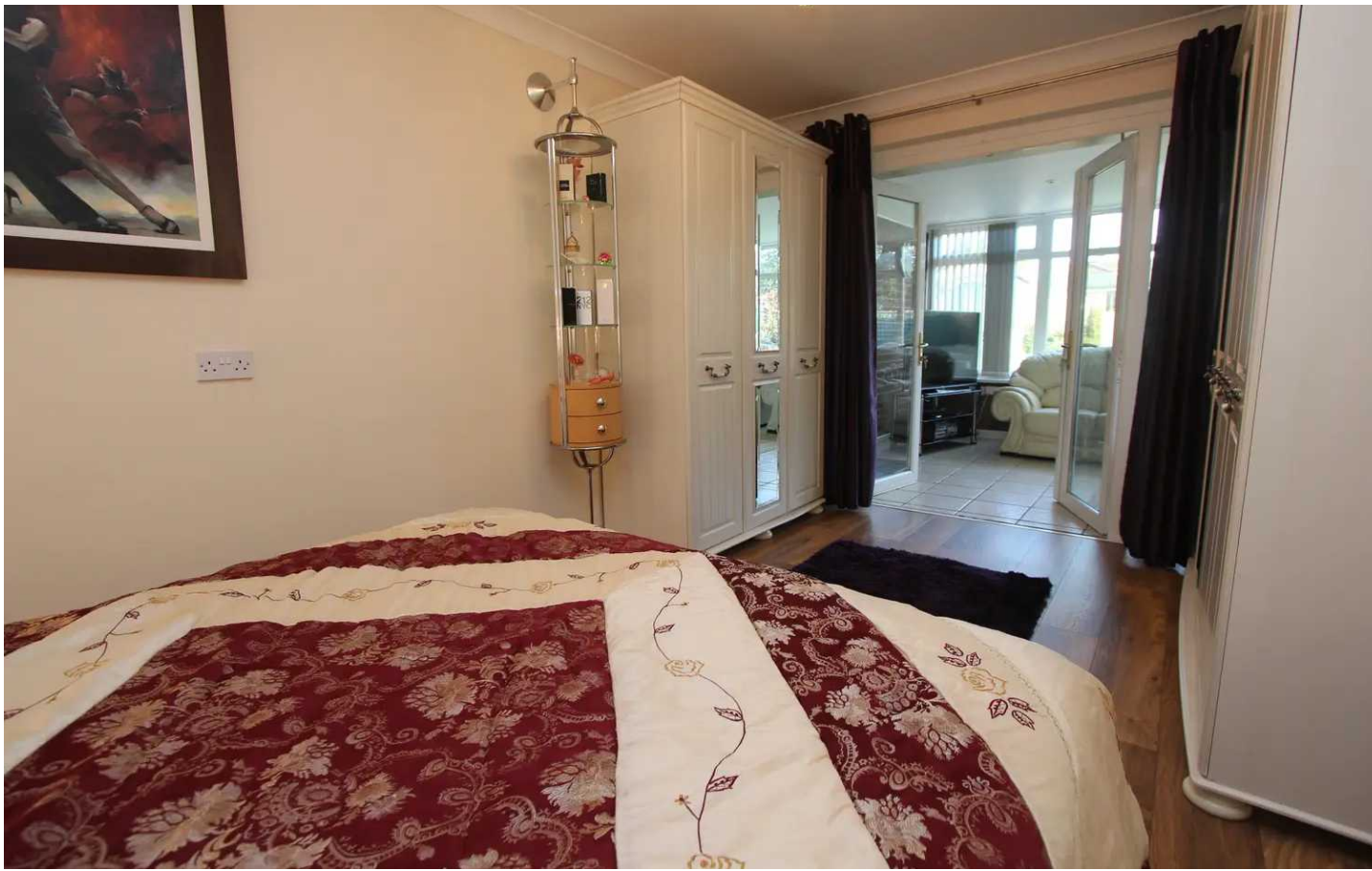
### **Kitchen**

15' 11" x 14' 9" (4.85m x 4.49m)

An L shaped kitchen which is beautifully appointed with a range of high gloss white eye level and base units and these are complemented by 'Earthstone' work surface areas which have a Blanco ceramic sink inset. Free standing range cooker with 5 ring gas burner, double oven and grill (will remain) and this also has a glass canopy extractor over (all by Smeg). Slot in space for upright fridge freezer and dishwasher as required. To sets of front windows, stylish tile flooring which in turn complement the ceramic splash backs plus there is a smooth coved ceiling with a total of 20 recessed spot lights. Contemporary radiator.







**Bathroom/Shower/WC** - 10' 6" x 6' 2" (3.20m x 1.88m)  
 An exquisite bathroom with white suite comprising close coupled WC, wash basin with curved cupboard under, an oval shaped bath with freestanding mixer tap and rinser unit plus there is a double shower cubicle which has a thermostatic shower unit with separate rinser. Fully ceramic tiled flooring complementing the walls and splash backs. Opaque side window. Smooth ceiling with 9 recessed spot lights plus extractor, column style radiator and mirror fronted cosmetics cupboard with light over.

**Bedroom One**  
 16' 1" x 9' 9" (4.90m x 2.97m)  
 With high end laminate flooring, this excellent size double bedroom has French uPVC style doors to the garden room plus a skylight (Velux). Radiator plus smooth coved ceiling.

**Bedroom Two**  
 10' 0" x 9' 8" (3.05m x 2.94m)  
 A second double bedroom with the high end laminate flooring and French uPVC doors giving access to the garden. Coved ceiling plus radiator.

**Bedroom Three**  
 9' 10" x 7' 9" (2.99m x 2.36m)  
 Again with the laminate flooring this time a single bedroom. Radiator and smooth coved ceiling and sliding uPVC doors give access to the garden room.



**Lounge/Dining Room** - 28' 3" x 12' 2" (8.60m x 3.70m)  
 A real focal point of this delightful bungalow is this garden facing lounge/dining room which extends the full width of the property. There are many uPVC windows and matching French doors which lead out onto the delightful enclosed rear garden. Ceramic tile flooring plus radiator and coal effect gas fire mounted on a complementing hearth. Monopitch solid roof with 10 recessed spot lights plus there are 5 additional spot lights to highlight wall art etc. A return door to the entrance hall. Power points.





## REAR GARDEN

53' 12" x 42' 12" (16.46m x 13.1m)

Fully enclosed and with an initial area of patio. This then leads onto a large level lawn with surrounding rockery and planted beds. Further raised flower beds, ideal for mini allotment etc. Well maintained block wall and fencing plus a large detached shed. Corner raised deck area. Various outside lighting. Separate bar with drop down table and pergola section.

## GARAGE

Single Garage

16 ft x 9 ft - Accessed from the front via an up and over door and there is a rear uPVC window. Strip light. Return door to the porch. Stainless steel sink unit with storage cupboards plus top and tail space for washing machine and tumble dryer.

## DRIVEWAY

6 Parking Spaces

Laid to interlocking brick paviour providing off road parking for many vehicles and ideal perhaps for a motor home. This leads to the garage and there is side access to the rear garden.





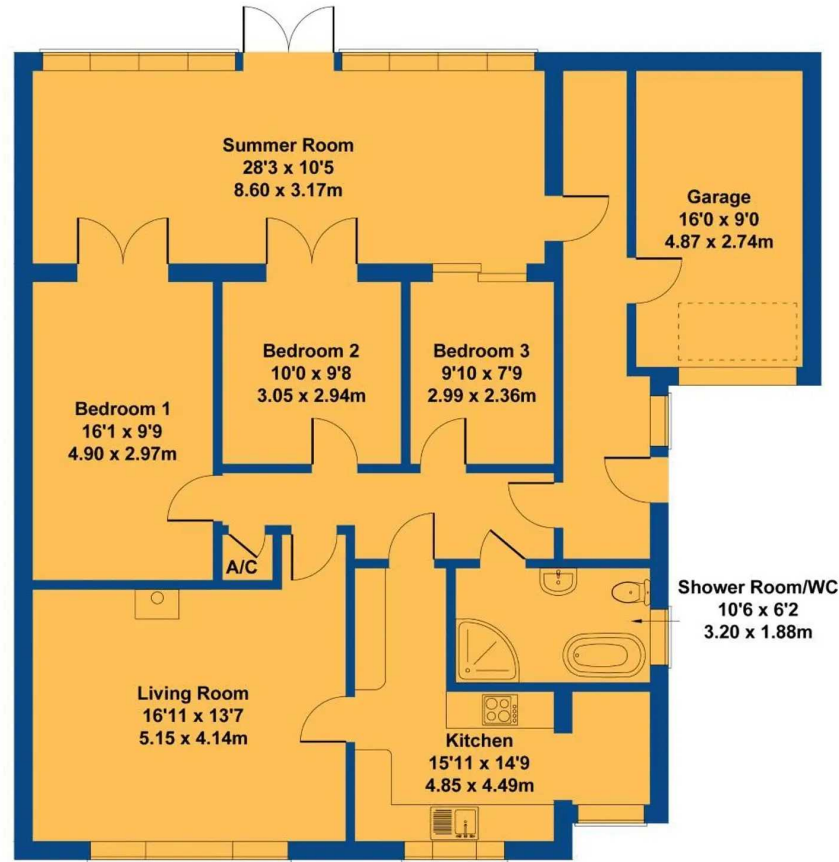






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Approximate Gross Internal Area  
1507 sq ft - 140 sq m



**GROUND FLOOR**

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



## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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