





## 59 Rhoose Way

Rhoose

Outstanding 3-bed detached family home with modern kitchen & en-suite, dual aspect living room, enclosed rear garden with channel views. Front garden with astro-turf, spacious outdoor entertaining areas, parking. Picturesque setting & sought-after location. EPC rating B84. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SPACIOUS DETACHED FAMILY HOME
- 3 GREAT SIZED BEDROOMS, 1 EN-SUITE
- DUAL ASPECT LIVING ROOM
- GOOD SIZED MODERN KITCHEN/ DINING ROOM
- SOME CHANNEL VIEWS
- ENCLOSED REAR GARDEN
- EPC RATING B84





### **Entrance Hallway**

Accessed via a modern door with two obscure glazed panels. Stylish tiled flooring extends through to the kitchen/ diner. Carpeted dog leg stairs leading to the first floor. Matching panelled column doors lead into the cloakroom/ WC, living room and kitchen/ diner and handy full height storage cupboard. Radiator.

### **Cloakroom/ WC**

6' 0" x 3' 1" (1.83m x 0.94m)

With a continuation of the tiled flooring comprising a white suite which consists of a close coupled WC and pedestal basin with tiled splashback. Radiator and extractor.

### **Living Room**

16' 5" x 9' 8" (5.00m x 2.95m)

A good-sized light and airy room with three windows offering a dual aspect. Two radiators and laminated flooring.

### **Kitchen/ Diner**

16' 5" x 10' 5" (5.00m x 3.18m)

With the tiled flooring initially with space for a dining table and chairs as required. French style uPVC doors allowing access to the enclosed rear garden. Further front uPVC window. Radiator. The Kitchen comprises of matching eye and base level units in a high gloss white finish which are complimented by contrasting modern worktops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated appliances include a 4-ring gas hob, electric oven and grill under with cooker hood over, all with matching stainless-steel splashbacks. Further integrated dishwasher and washing machine with freestanding space for a fridge/ freezer as required. Extractor, further rear uPVC window. Ceramic tiled splashbacks.





### **Landing**

Carpeted and with matching column panelled doors to the three double bedrooms and bathroom/ WC. Radiator and loft hatch.

### **Bedroom One**

12' 2" x 9' 11" (3.71m x 3.02m)

A carpeted double bedroom with dual aspect windows. Radiator. Fitted double wardrobe (excluded from the dimensions provided) and a column panelled door leads to the en-suite.

### **En-suite Shower Room/ WC**

10' 0" x 4' 0" (3.05m x 1.22m)

With a white suite comprising of close coupled WC, pedestal sink and double fully ceramic tiled shower cubicle with electric shower inset. Vinyl flooring. Radiator, shaving point and extractor.

### **Bedroom Two**

9' 10" x 9' 4" (3.00m x 2.84m)

A carpeted double bedroom with dual aspect windows offering sea glimpses. Radiator and fitted double wardrobe (excluded from dimensions provided).

### **Bedroom Three**

9' 9" x 6' 10" (2.97m x 2.08m)

A carpeted bedroom which currently houses a double bed. It has a uPVC window to the side and radiator.

### **Bathroom/ WC**

6' 10" x 5' 7" (2.08m x 1.70m)

With a vinyl flooring and white suite comprising of close coupled WC, pedestal basin and bath. Ceramic tiled splashbacks and sill with obscure front window. Radiator, extractor and shaving point.





### **FRONT GARDEN**

An enclosed front garden which is laid to astro-turf and Cotswold slabs. A Cotswold slabbed pathway leads to the front door. Access to the drive along with a pedestrian gate which leads to the rear garden. Handy storage shed can remain or be removed at the choice of the buyer.

### **REAR GARDEN**

Fully enclosed by well-maintained timber fencing and with areas of patio, astro-turf and slightly raised areas of decking. With handy storage area to the side (with front access) and a cabin style summer house which can remain if required, if not this will be removed. Outside tap.

### **DRIVEWAY**

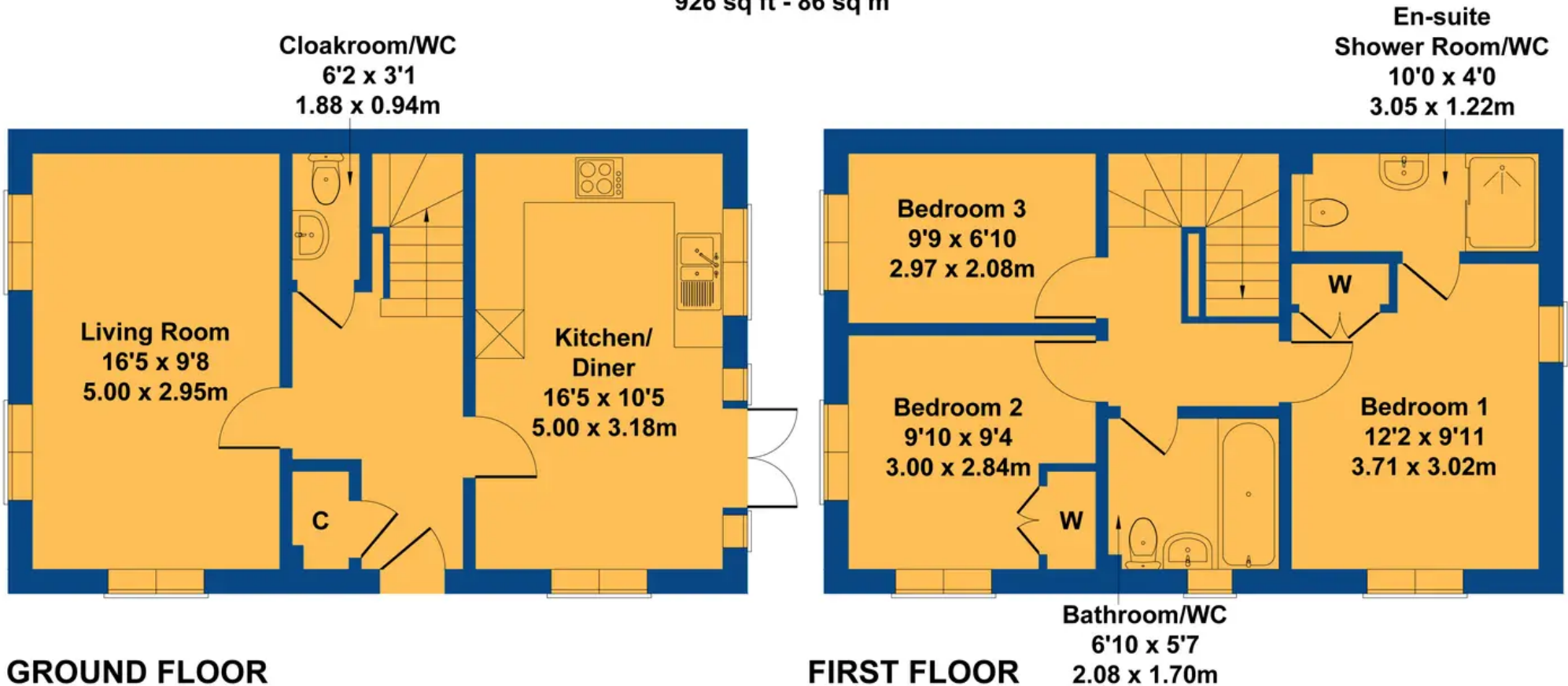
1 Parking Space

Laid to tarmac which currently allows parking for 1 parking space. There is a second parking space available and if this should be required the storage shed can be removed.



# 59 Rhoose Way

Approximate Gross Internal Area  
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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

01446 711900

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

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

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.