





2 Norseman Close

Rhose

"Spacious 4 bed semi-detached with double decker extension & enclosed garden. 3 reception rooms, large family kitchen, en-suite & family bathroom. Lovely enclosed rear garden with seating areas. Single garage & additional parking. Vibrant community with easy access to amenities & transport links."

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 4 DOUBLE BEDROOM SEMI DETACHED HOME
- DOUBLE DECKER EXTENSION
- DRIVEWAY AND DETACHED SINGLE GARAGE WITH POWER
- 3 RECEPTION ROOMS AND A LARGE FAMILY KITCHEN
- UTILITY, CLOAKS/WC, LUXURY EN-SUITE & FAMILY BATHROOM
- LOVELY ENCLOSED REAR GARDEN
- EPC RATING OF C77





Entrance Hall

Accessed via composite door with obscure glazing, the hall has a ceramic tile flooring, coat hooks and two handy cupboards. A panelled door leads to the sitting room.

Sitting Room

12' 5" x 12' 11" (3.78m x 3.94m)

A spacious room with laminate flooring, front window and radiator. Smooth coved ceiling. Door to inner hall which then feeds through to the living room. Open door access leads to the spacious family kitchen.

Living Room

13' 9" x 13' 4" (4.19m x 4.06m)

With a laminated flooring, front window, smooth coved ceiling and radiator. Recessed stair case to the first floor. Matching door to the dining room.

Dining Room

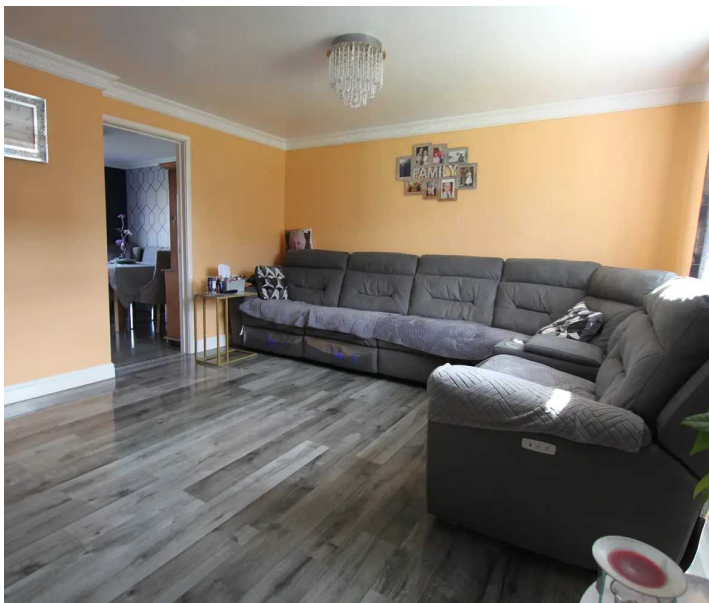
11' 0" x 9' 5" (3.35m x 2.87m)

With a stylish laminated flooring this reception room has French style uPVC doors giving access to the enclosed family garden. Coved ceiling, radiator and panelled door leading to the kitchen.

Kitchen Breakfast Room

16' 9" x 11' 2" (5.11m x 3.40m)

Comprising a wide range of matching eye level and base units in high gloss white, with two display cabinets and these are complemented by modern work tops which have a one and a half bowl stainless steel sink unit inset with swan style mixer tap over. Space for a Range oven (current appliance not included) plus further space for other appliances as required. Small breakfast bar area, two windows and uPVC door with obscure glazing leading to the rear garden. Smooth coved ceiling with two strip lights. Ceramic tiled flooring complemented by tiled splash backs. Open door access to the utility room.





Utility

5' 6" x 4' 0" (1.68m x 1.22m)

With continuation of the ceramic tile flooring from the kitchen, the utility has further space for appliances as required and a handy storage cupboard. Wall mounted, recently replaced combi boiler which fires the gas central heating. Smooth ceiling and tiled walls / splash backs.. Panelled door leads to cloakroom WC.

Cloakroom WC

5' 2" x 4' 0" (1.57m x 1.22m)

With a white suite comprising WC and pedestal wash hand basin. Continuation of the ceramic tile flooring plus fully tiled walls, splash backs and sill. Obscure side window. Radiator and smooth coved ceiling.

Landing

Accessed via carpeted stairs, the landing has matching panelled doors giving access to the four double bedrooms and family bathroom. Handy storage recess and loft hatch. Smooth coved ceiling.

Bedroom One

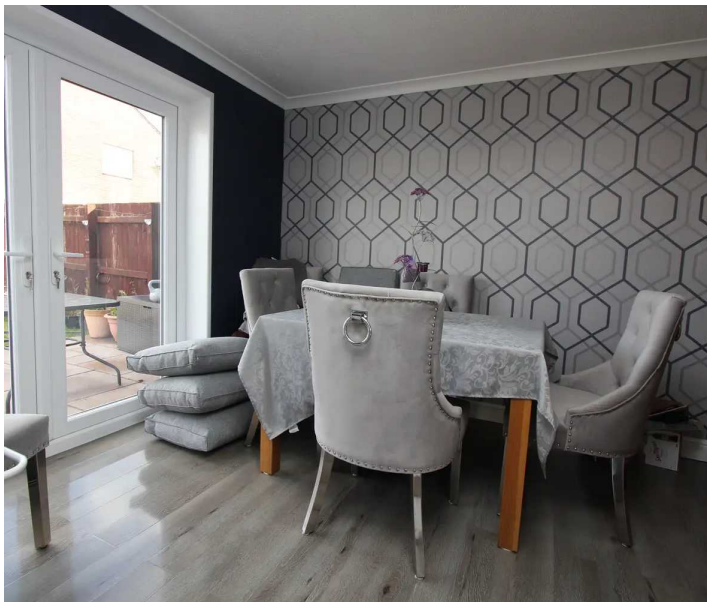
13' 2" x 13' 0" (4.01m x 3.96m)

A large double bedroom which has laminate flooring, smooth coved ceiling, radiator and front window. There is a range of quadruple fitted wardrobes (two mirror fronted) and a panelled door leads through to the en suite.

En Suite

6' 8" x 6' 7" (2.03m x 2.01m)

A touch of luxury with this en suite, which comprises white WC and a wash basin with vanity drawers under. A fantastic bespoke shower / bath which comprises Jacuzzi bath, wall fitted shower jets, large rainfall style shower head and built in bluetooth speakers. Ceramic tiled walls, splash backs, sill and floor with front window. Shaver point and chrome heated towel rail.





Bedroom Two

13' 1" x 10' 3" (3.99m x 3.12m)

Another very spacious double bedroom with laminate floor, front window and radiator. Coved ceiling and full range of bedroom storage which comprises two double wardrobes, single wardrobe and drawers.

Bedroom Three

11' 4" x 10' 6" (3.45m x 3.20m)

A third double bedroom with laminate floor. Rear window, radiator and wardrobe recess.

Bedroom Four

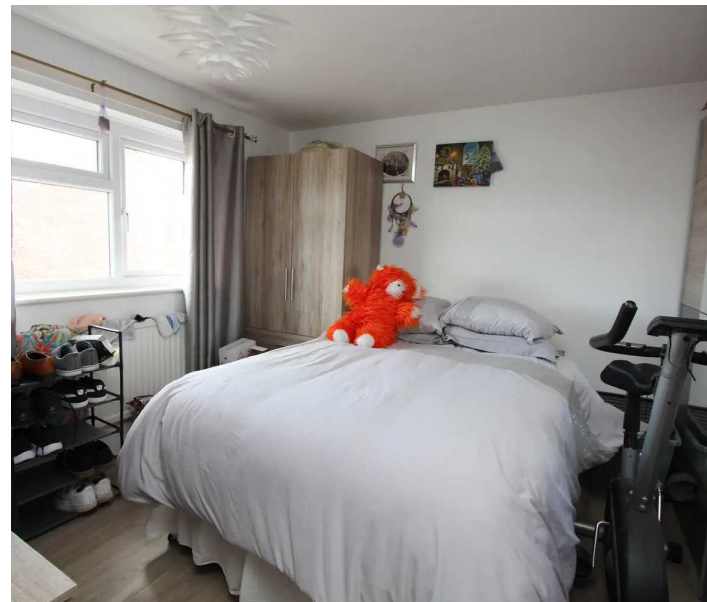
10' 7" x 10' 1" (3.23m x 3.07m)

A fourth double bedroom with laminate floor, rear window and radiator. Recess triple wardrobe (one mirror fronted) excluded from dimensions provided.

Family Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

White suite comprising WC, pedestal basin and bath which has a mixer shower off taps, plus electric shower over. Ceramic tiled flooring, splash backs and sill with obscure rear window. Radiator, shaver point and mostly tiled walls with tongue and groove style ceiling.





FRONT GARDEN

Open plan style and laid to lawn in a quadrant shape. There is potential - subject to planning - to provide additional parking facilities.

REAR GARDEN

Totally enclosed, accessed via side gate and double gates from the drive. It is areas of re-laid patio, level lawn and various planted shrubs and trees. Outside tap. Mix of block wall and fenced borders. Obscure door leads into the garage.

GARAGE

Single Garage

Accessed from the drive via up and over door and of brick construction. It is detached and has power and lighting. N.B There is a stud wall which would need to be removed if vehicle parking is required.

DRIVEWAY


1 Parking Space

Situated at the rear of the garden and providing space for one vehicle and this in turn leads to the garage.



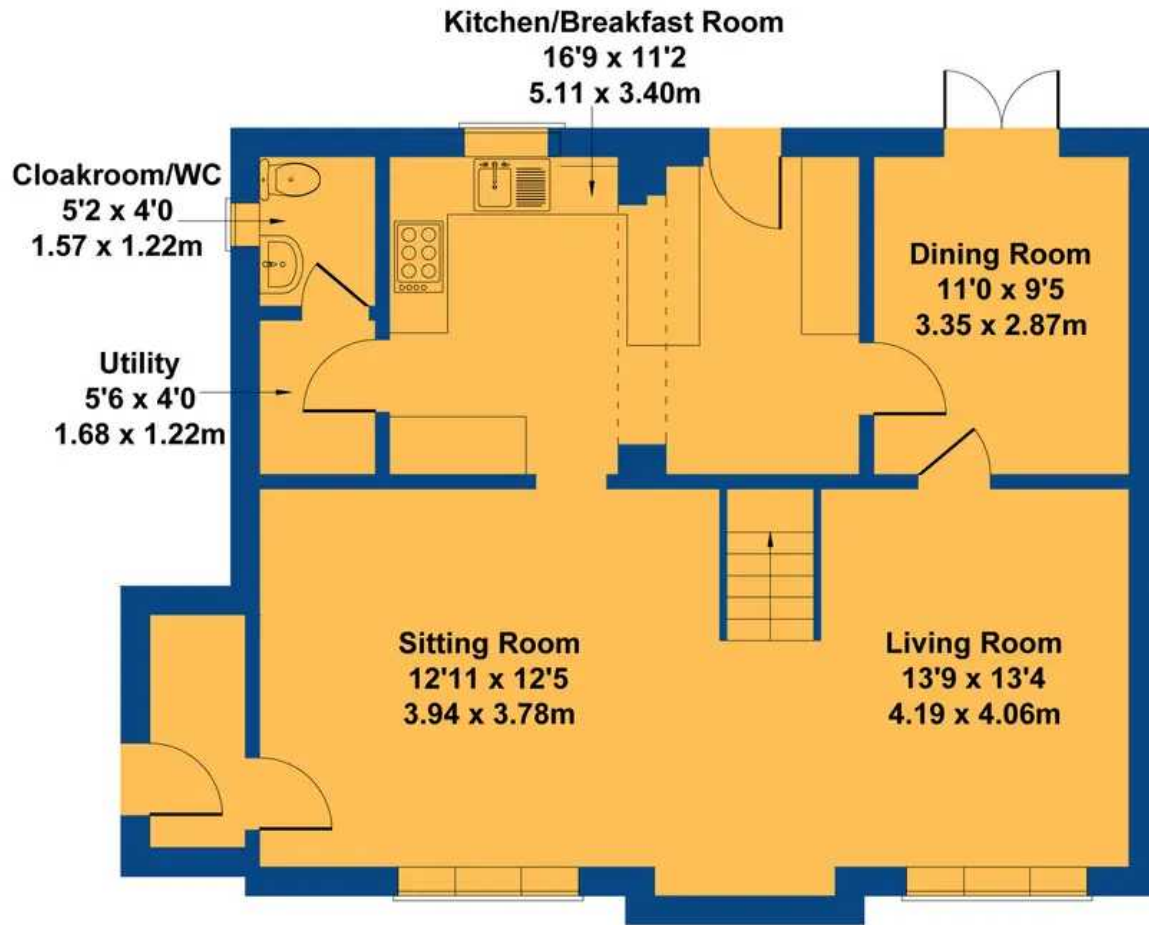


Energy Efficiency Rating

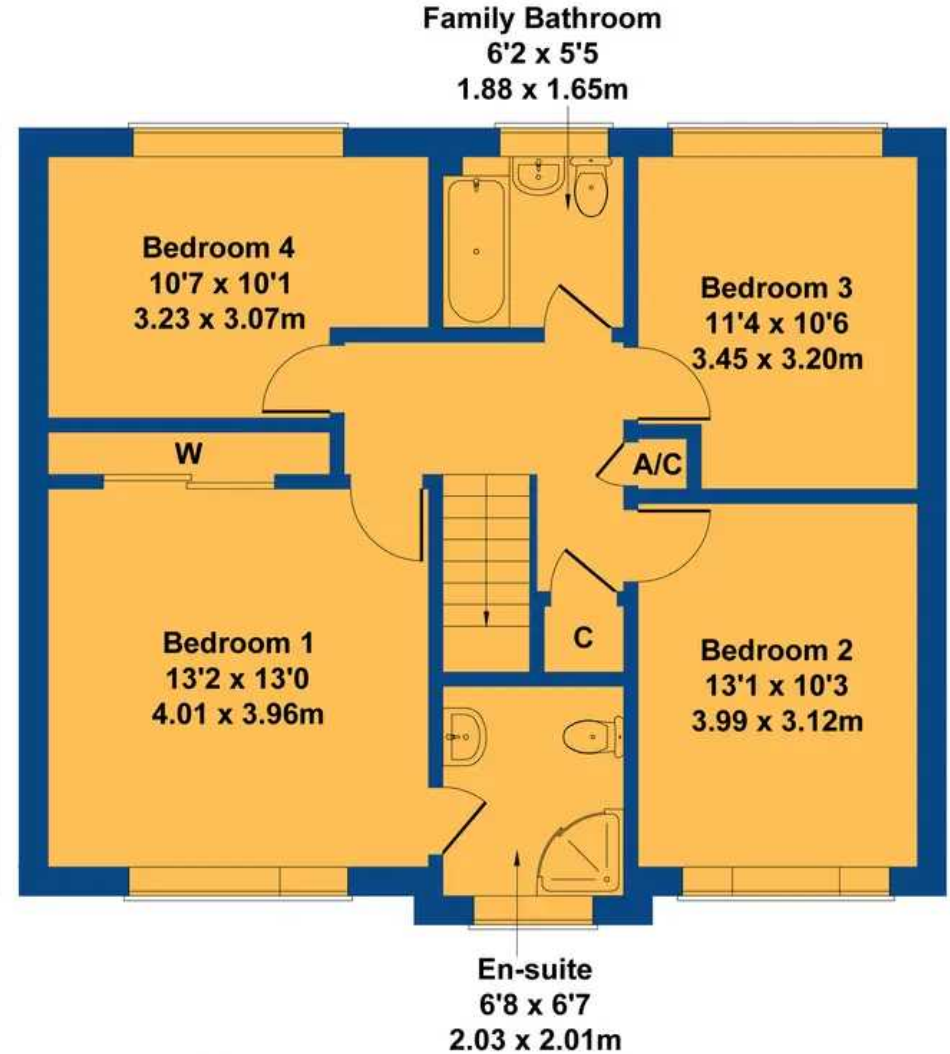
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

2 Norseman Close, Rhoose

Approximate Gross Internal Area
1522 sq ft - 141 sq m



GROUND FLOOR



FIRST FLOOR

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

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.