





## 3 Castle Road

Rhose

Charming 3-bed semi-detached house with spacious living room, open plan kitchen/dining, utility room, bathroom, and generous enclosed rear garden. Ideal for relaxation and entertainment, with off-road parking and easy access to amenities and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SUPER 3 BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- HANDY UTILITY ROOM
- FIRST FLOOR BATHROOM/SHOWER/WC
- GENEROUS SIZE ENCLOSED REAR GARDEN
- TWO CAR DRIVEWAY AND FRONT GARDEN
- EPC RATING OF C72





### Entrance Hall

Accessed at the side of the property via a uPVC door with stained style glazing. Hallway has a laminated flooring plus a carpeted staircase leading to the first floor. Radiator. Front window. Handy coat hanging space. Functional under stair storage cupboard. Oak style panelled door to the living room.

### Living Room

14' 8" x 12' 9" (4.47m x 3.89m)

Measurements into bay. Pleasantly decorated and with a laminated flooring, the living room has a focal point of wall mounted electric fire with pebble effect inset. Radiator plus smooth walls and ceiling. Square opening leads into the kitchen dining room.

### Kitchen Dining Room

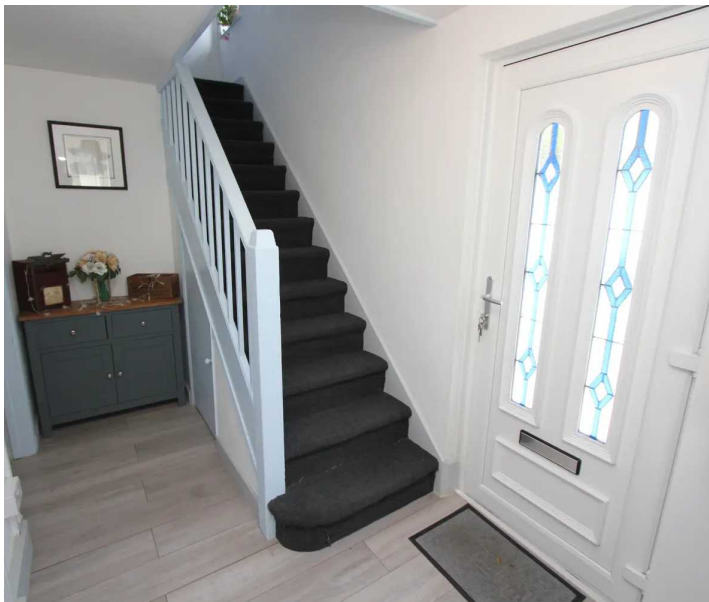
19' 1" x 9' 3" (5.82m x 2.82m)

Initially with space for dining table and chairs, there is a radiator, French style doors giving access to the rear garden and in an open plan style, extends into the kitchen. This is fitted with a good range of matching eye level and base units, in grey, which are complemented by modern worktops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated 5 ring gas hob and electric oven under. Handy pantry style cupboard and further rear window to the garden. A composite door leads to the utility.

### Utility

9' 0" x 7' 5" (2.74m x 2.26m)

With a vinyl flooring and with space for washing machine, general storage and recycling etc. uPVC door with obscure glazing to the front plus a second composite door with obscure glazing leading to the rear garden. Internal door leads to a handy storage cupboard. Smooth walls and ceilings.





### Landing

Carpeted, matching the stairs and with a side window. matching panelled doors lead to the three bedrooms, bathroom and airing cupboard, which in turn houses the Worcester combi boiler which fires the gas central heating.

### Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

A good size carpeted double bedroom with front window and radiator.

### Bedroom Two

10' 5" x 10' 4" (3.18m x 3.15m)

A second carpeted double bedroom of excellent proportions. This room has a rear window and radiator.

### Bedroom Three

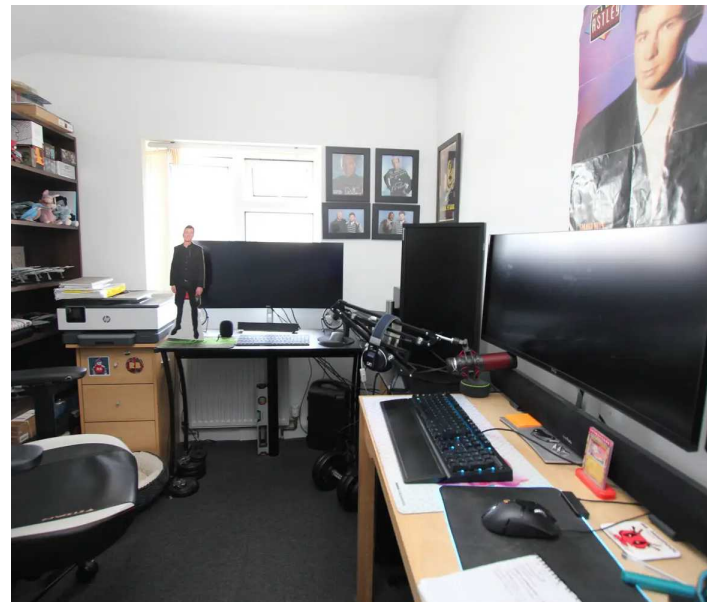
8' 6" x 7' 11" (2.59m x 2.41m)

Carpeted single bedroom used as a home office. Front window and radiator. Handy storage cupboard over the stairwell.

### Bathroom

8' 4" x 4' 9" (2.54m x 1.45m)

Modern bathroom in white comprising WC, wash basin with vanity cuboard under plus bath which has an electric shower over. Obscure windows to side and rear, plus radiator. Extractor unit.





### **FRONT GARDEN**

Laid to lawn and this is flanked by flower beds with mature bushes.

### **REAR GARDEN**

A good size garden which is fully enclosed by well maintained fencing. Initially there is a small patio section which leads to a level lawn with central pathway. to the rear of the garden there is a stone chipped area, ideal for garden furniture, and a final section laid with bark chippings, raised square deck and newly installed garden shed.

### **DRIVEWAY**

2 Parking Spaces

Laid to concrete and providing off road parking for two vehicles. This in turn leads to the utility and this then goes to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
947 sq ft - 88 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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



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