





## 8 Great Thomas Close

Rhose

Charming 3-bed end-terrace in attractive cul-de-sac. Refitted kitchen, bright dining space, lounge with patio doors, luxurious shower room. 2-car driveway, garage, private sunny garden oasis with patio, lawn, greenhouse, and cherry blossom tree. EPC rating pending.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- VERY WELL PRESENTED AND IMPROVED
- ENCLOSED SUNNY REAR GARDEN
- 2 CAR DRIVE AND SINGLE GARAGE (ELECTRIC ROLLER DOOR)
- REFITTED KITCHEN OPEN TO A DINING SPACE
- LIVING ROOM WITH PATIO DOORS
- CLOAKS/WC AND SHOWER ROOM WITH STEAM/SPA SHOWER
- ATTRACTIVE CUL DE SAC POSITION
- EPC RATING IS TO BE CONFIRMED





### Entrance Hall

Accessed via composite door with obscure glazed panels, the hall has a laminate floor and panelled doors giving access to the cloakroom WC, living room and kitchen diner. Carpeted stair case with handrail leads to the first floor. Radiator. Hive heating controls.

### Cloakroom WC

With a white suite comprising close coupled WC and wall hung wash basin with tiled splash back. Carpeted flooring, radiator, obscure front window plus high level fuse box. Solar cache display relating to the solar panels.

### Lounge

12' 9" x 12' 3" (3.89m x 3.73m)

An excellent size reception room with a contemporary laminate flooring. Sliding uPVC double glazed doors give access to the enclosed rear garden. Radiator. Panelled door leads to handy under stair storage cupboard.

### Kitchen Diner

15' 8" x 8' 5" (4.78m x 2.57m)

With a laminate flooring and initially with space for table and chairs. Front window and radiator. The room is open plan and this feeds through to the kitchen which has been refitted and comprises an excellent range of shaker style eye level and base units in cream and these are complemented by modern worktops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Slot in cooker comprising 4 ring gas hob, double oven and grill (will remain) and this complements the integrated dishwasher, fridge and freezer. Also space for washing machine and dryer. Contemporary tiled splash backs matching the sill. Front and side window. Concealed boiler firing the gas central heating.





### Landing

Carpeted, matching the stairs and with a front window. matching panelled doors give access to the three bedrooms, shower room WC and also to an airing cupboard - houses the hot water cylinder and has shelving for linen, towels etc. Loft hatch (partly boarded loft).

### Bedroom One

12' 0" x 8' 11" (3.66m x 2.72m)

A carpeted, excellent size double bedroom with side window and recessed double wardrobe. Radiator.

### Bedroom Two

9' 5" x 8' 3" (2.87m x 2.51m)

Again, a carpeted double bedroom with window offering views of the Bristol Channel and over the rear garden. Radiator. Fitted storage cupboard.

### Bedroom Three

8' 8" x 6' 7" (2.64m x 2.01m)

Carpeted single bedroom with front window and radiator.

### Shower room / WC

7' 4" x 5' 9" (2.24m x 1.75m)

Refitted by the current owner, in white and comprising a WC with concealed cistern and wash basin with vanity cupboards under. Further double steam shower unit which comprises various jets, blue tooth speaker, central rainfall style head plus adjustable rinse unit. Obscure front window with ceramic tile sill matching the splash backs and fully tiled walls. Easy wipe laminated flooring. Contemporary ladder style heated towel rail. Mirror fronted cosmetics cabinet.





## **REAR GARDEN**

Fully enclosed and with an initial area of interlocking brick paviour patio, this leads to a level lawn, with greenhouse to remain. Corner planted area with an array of shrubs and plants. Pedestrian door leads to the semi detached single garage whilst a pedestrian gate also leads to the front. Manual awning to remain.

## **GARDEN**

Side garden - primarily laid to lawn with planted established hedge row and feature Cherry Blossom tree. Picket style border fencing.

## **DRIVEWAY**

2 Parking Spaces

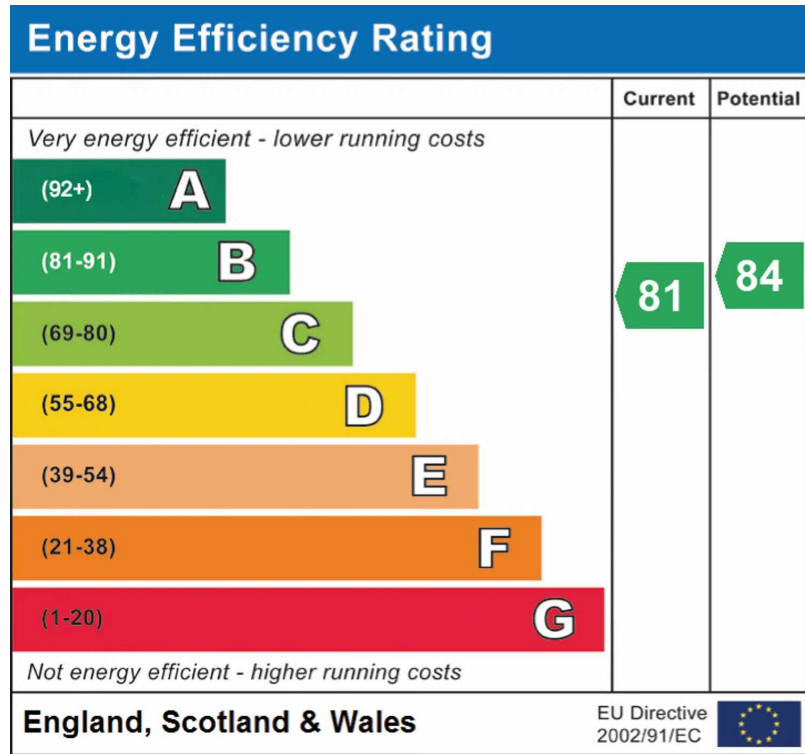
Laid to tarmac and providing off road parking for 2 vehicles - one space leads to the garage.

## **GARAGE**

Single Garage

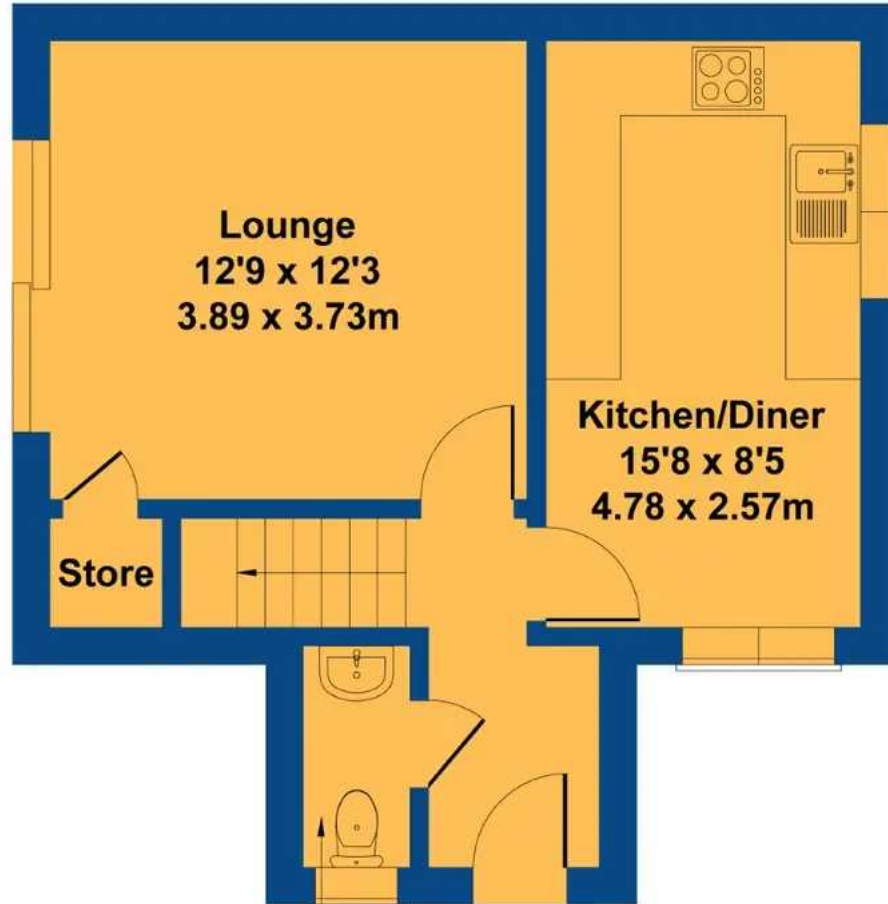
Accessed via electric roller door (replaced by current seller), the garage has power and lighting and pedestrian door leading to the rear garden.





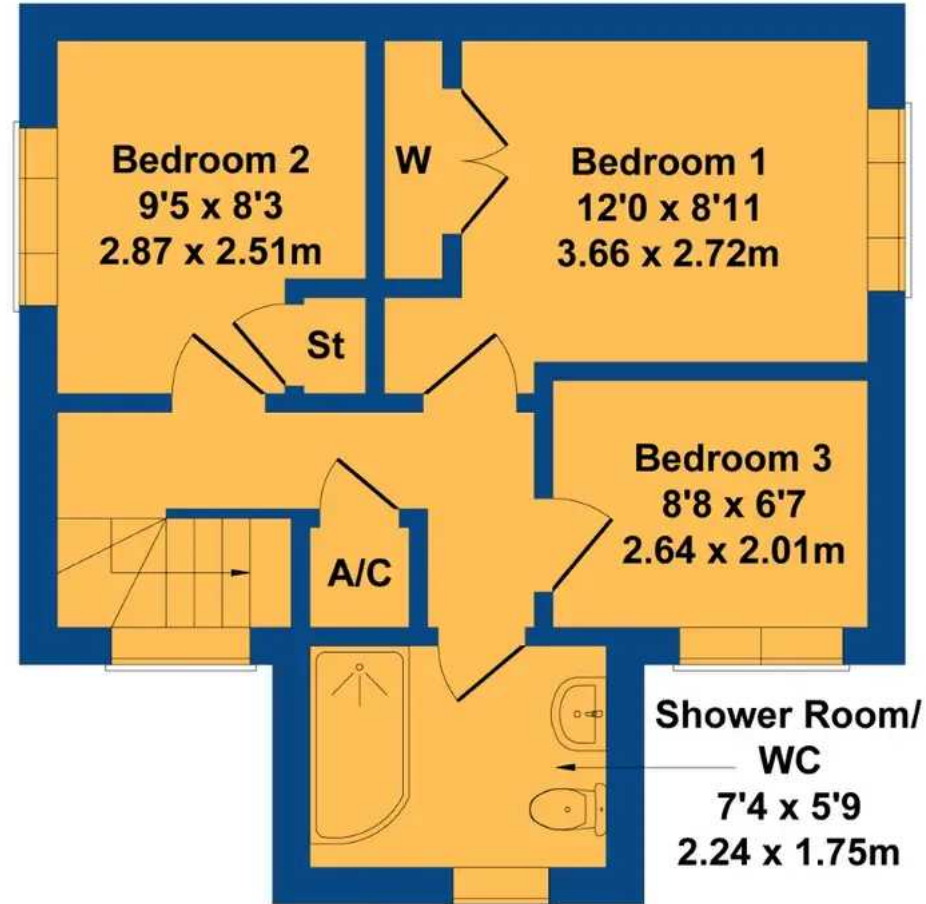
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Approximate Gross Internal Area  
780 sq ft - 72 sq m



Cloakroom WC

**GROUND FLOOR**



**FIRST FLOOR**

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





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