







## 31 Rhoose Way

Rhoose

Inviting 4-bed extended detached home in a quiet cul-de-sac. Modern kitchen/diner opens to an orangery with bi-fold doors. Landscaped garden, side driveway, garage. Excellent energy rating. Ideal family living with local amenities and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL EXTENDED DETACHED FAMILY HOME
- 4 GREAT SIZE BEDROOMS, 1 EN-SUITE
- LIVING ROOM WITH FEATURE BAY WINDOW
- REFITTED KITCHEN/DINER OPEN TO ORANGERY
- SIDE DRIVEWAY AND SINGLE GARAGE
- FAVOURABLE QUIET CUL DE SAC LOCATION
- ENCLOSED, PRIVATE, LANDSCAPED REAR GARDEN
- EXCELLENT EPC RATING OF B85







### Entrance Hall

Accessed via composite front door with opaque glazing. A spacious and welcoming hall with smooth walls and ceiling. Laminated floor. Carpeted stairs to first floor. Radiator. Under stair storage. Matching internal doors to office/study, lounge, WC/utility and kitchen breakfast room.

### Lounge

17' 7" x 12' 6" (5.36m x 3.81m)

A carpeted bay fronted lounge with front windows. Smooth walls and ceiling. Focal point of a false chimney breast with open plan display fireplace inset. Radiator.

### Kitchen/Dining Room

26' 4" x 10' 6" (8.02m x 3.20m)

A superb refitted kitchen dining room offering plenty of space for family dining and entertaining and open to the orangery extension. With a range of grey and white units, complementing work surfaces with matching splash backs and one and a half bowl sink unit with mixer tap. Inset gas hob with splash back and cooker hood, plus eye level double oven. Integrated dishwasher. Concealed boiler. Feature ceramic tiled flooring throughout, radiator and modern light fitment.



### Orangery Extension

19' 0" x 11' 3" (5.79m x 3.43m)

A gorgeously stylish and practical room which provides an all important extra reception room. It has bi-fold doors to the landscaped rear garden and a low maintenance LVT (luxury vinyl) flooring.

### Home Office

8' 10" x 6' 9" (2.69m x 2.06m)

A handy carpeted second reception room with front window, smooth walls and ceiling. Radiator.



### **WC/Utility**

6' 10" x 5' 5" (2.08m x 1.65m)

With a tiled floor, this spacious room has a close coupled WC and a wash hand basin set into a vanity unit which also has space for a washing machine and plenty of storage space making this ideal as a utility also. Extractor. Radiator.

### **Landing**

Carpeted with loft access and matching internal doors to four bedrooms, storage cupboard and bathroom. Smooth walls and ceiling. Radiator.

### **Family Bathroom**

6' 8" x 5' 2" (2.03m x 1.57m)

With white panelled bath with electric shower and screen over, pedestal basin and close coupled WC. Tiled splash backs, flooring and walls. Opaque window to rear. Radiator. Extractor. High gloss tiled floor.

### **Bedroom One**

14' 9" x 12' 8" (4.49m x 3.86m)

A beautiful carpeted principal bedroom with front aspect bay window with shutters to remain, smooth walls and ceiling. Double built in wardrobes. Radiator. Door to en suite.

### **En-Suite** 6' 5" x 5' 4" (1.95m x 1.62m)

With a double shower cubicle and inset thermostatic shower, close coupled WC and pedestal basin. Tiled splash back, walls and flooring. Radiator. Opaque window to front. Extractor.

### **Bedroom Two**

13' 9" x 10' 1" (4.19m x 3.07m)

A carpeted double bedroom with front aspect window, smooth walls and ceiling. Radiator. Built in wardrobe.

### **Bedroom Three**

10' 5" x 8' 11" (3.17m x 2.72m)

With rear aspect window, smooth walls and ceiling. Built in wardrobe. Carpet and radiator.







#### **Bedroom Four**

11' 2" x 10' 1" (3.40m x 3.07m)

A double bedroom with rear window, smooth walls and ceiling. Radiator and carpet.

#### **Front Garden**

Steps with a wrought iron railing lead to the entrance.

#### **Rear Garden**

A large fully enclosed and private garden with areas of patio and generous false lawn (astro turf). Side gate to the drive and outside tap. Enclosed by timber fencing.

#### **GARAGE**

Single Garage

Accessed via up and over door and with power and lighting provided.

#### **DRIVEWAY**

2 Parking Spaces

Tarmacked and providing space for two vehicles. Leading to the garage.









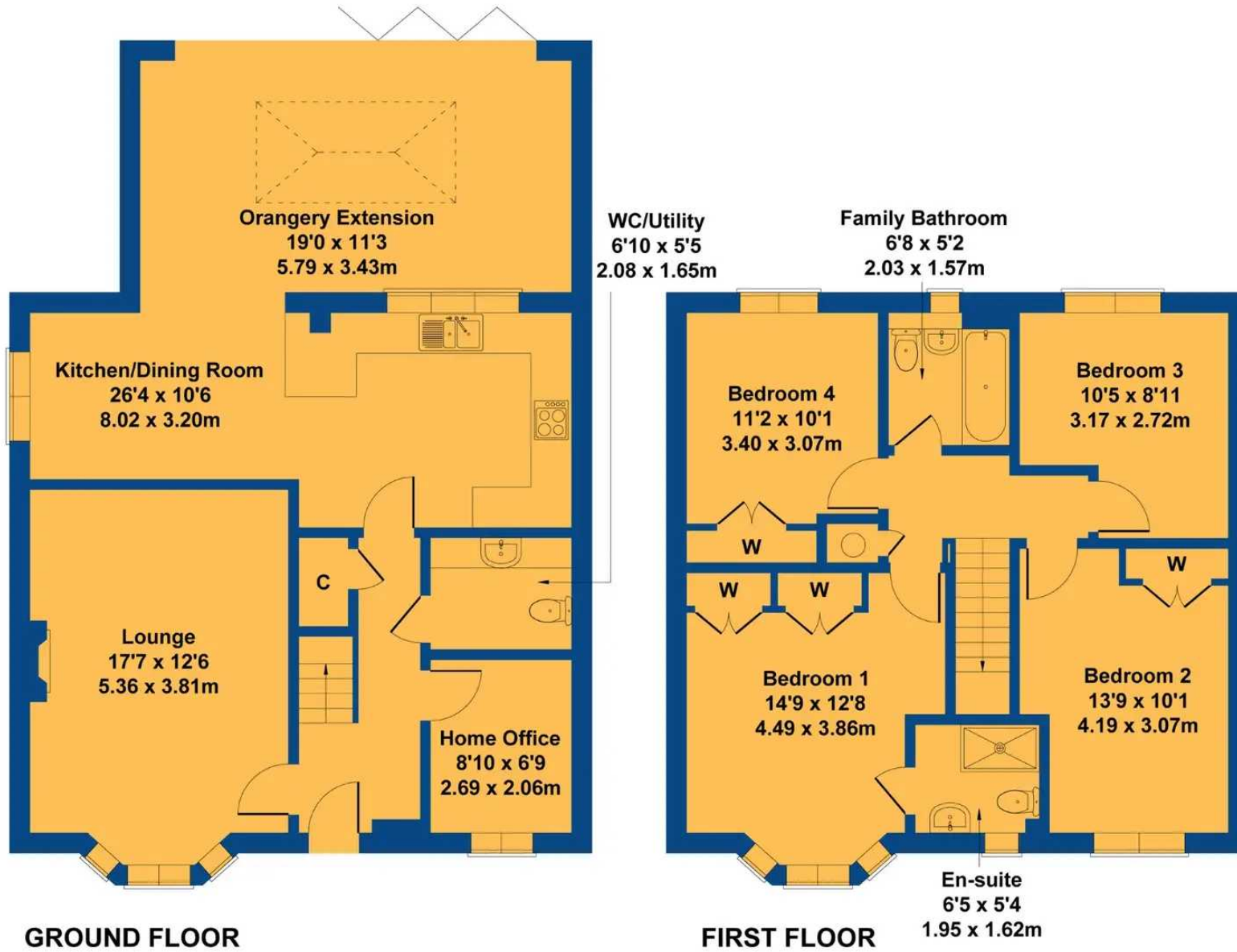


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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>		<b>95</b>
(81-91)	<b>B</b>	<b>86</b>	
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
1604 sq ft - 149 sq m



Not to Scale. Produced by The Plan Portal 2024  
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