





41 Torbay Terrace

Rhosee

3-bed semi-detached with a traditional design; large lounge, cosy dining area, generous conservatory, retro kitchen, updated shower room, sunny garden. Close to rail station and Cowbridge High School.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TRADITIONAL SEMI DETACHED HOUSE
- LARGE LOUNGE OPEN TO A DINING AREA
- GENEROUS CONSERVATORY EXTENSION
- RETRO/DATED KITCHEN AND UTILITY
- RECENTLY REFITTED SHOWER ROOM AND WC
- 3 GOOD SIZE BEDROOMS
- LARGE SUNNY REAR GARDEN
- FRONT DRIVEWAY, UPVC AND GAS CH
- EPC RATING D63





Entrance Hall

Access via a wooden door, from the side, the hall has an additional uPVC double glazed window to the front. There is an Oak style laminated flooring which runs through to the Living Room and a staircase with spindle balustrade leads to the first floor. Radiator and coat storage hooks. Bifold door to the Kitchen, panelled door to the Living Room, also there is a handy understairs storage cupboard. Power point with USB charging sockets.

Lounge/ Dining Room

25' 2" x 12' 10" (7.67m x 3.91m)

With the Oak style laminated flooring this through Lounge/ Dining Room has a front uPVC double glazed bay window and to the rear there are uPVC double glazed patio sliding doors giving access to the Conservatory extension. There are two radiators and a coved ceiling. Power point with USB charging sockets.

Conservatory

13' 4" x 10' 7" (4.06m x 3.23m)

A large conservatory extension which has a laminated flooring, polycarbonate roof with ceiling fan and light. There are uPVC double glazed windows and a patio door leading out the large enclosed rear garden. The conservatory has been built on a dwarf brick wall support. Double power point.



Kitchen

10' 3" x 10' 2" (3.12m x 3.10m)

With a ceramic tiled flooring, this retro/ original kitchen comprises eye level and base units with wood effect worktops which have a one and a half bowl stainless steel sink unit inset. There is a slot in space for washing machine and integrated modern double oven with grill at waist level. A uPVC double glazed door with obscure glazing leads to the rear garden whilst an additional single glazed window also looks to the garden. There are ceramic tile splashbacks, and the kitchen is open to a handy utility style section.



Utility Area - 9' 1" x 7' 11" (2.77m x 2.41m)

With a concrete flooring and ideal for appliances/ storage and so on. There is a radiator, single glazed front window and a uPVC door returning to the front also.

Landing

Carpeted and with a side single glazed metal framed window. Panelled doors lead to the three bedrooms, refitted shower room and handy airing cupboard which houses the Baxi combi boiler which fires the gas central heating. Loft hatch.

Shower Room/ WC

8' 5" x 4' 8" (2.57m x 1.42m)

Comprising of non-grout splashbacks throughout and with a white suite comprising of WC and wash basin in an all-in-one style unit with vanity cupboard. There is a further walk in full width shower enclosure with electric shower and fixed glass screen. Laminated flooring, chrome heated towel rail and there are two obscure single glazed wooden framed windows (one to the side, one to the rear)

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

A large carpeted double bedroom with radiator and front uPVC double glazed window. Power point with USB charging sockets.

Bedroom Two

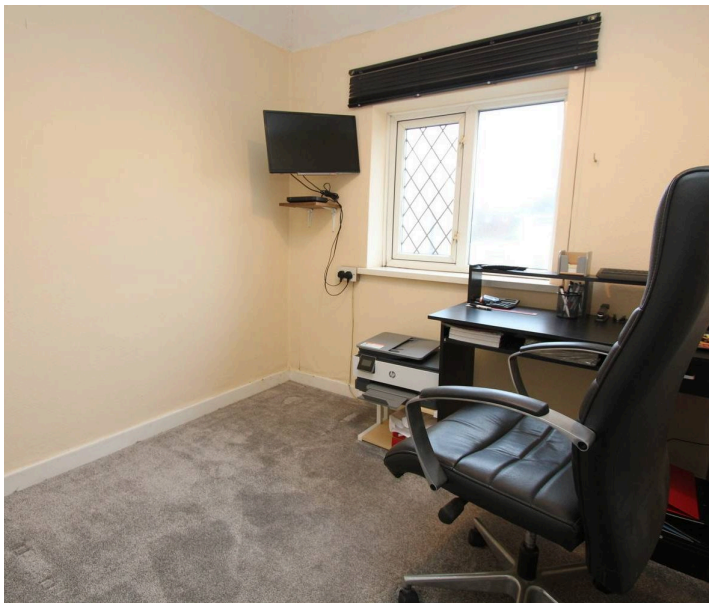
10' 3" x 10' 2" (3.12m x 3.10m)

A second carpeted double bedroom with radiator and rear uPVC double glazed window and a sea glimpse. Power point with USB charging sockets.

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

A carpeted single bedroom with front uPVC double glazed window, radiator and handy storage cupboard over the stairwell. Power point with USB charging sockets.





REAR GARDEN

91' 12" x 25' 0" (28.04m x 7.62m)

Initially with a patio and further lawn bisected by path. In need of some attention. The garden enjoys a sunny Westerly aspect.

FRONT GARDEN

Laid to lawn

DRIVEWAY

2 Parking Spaces

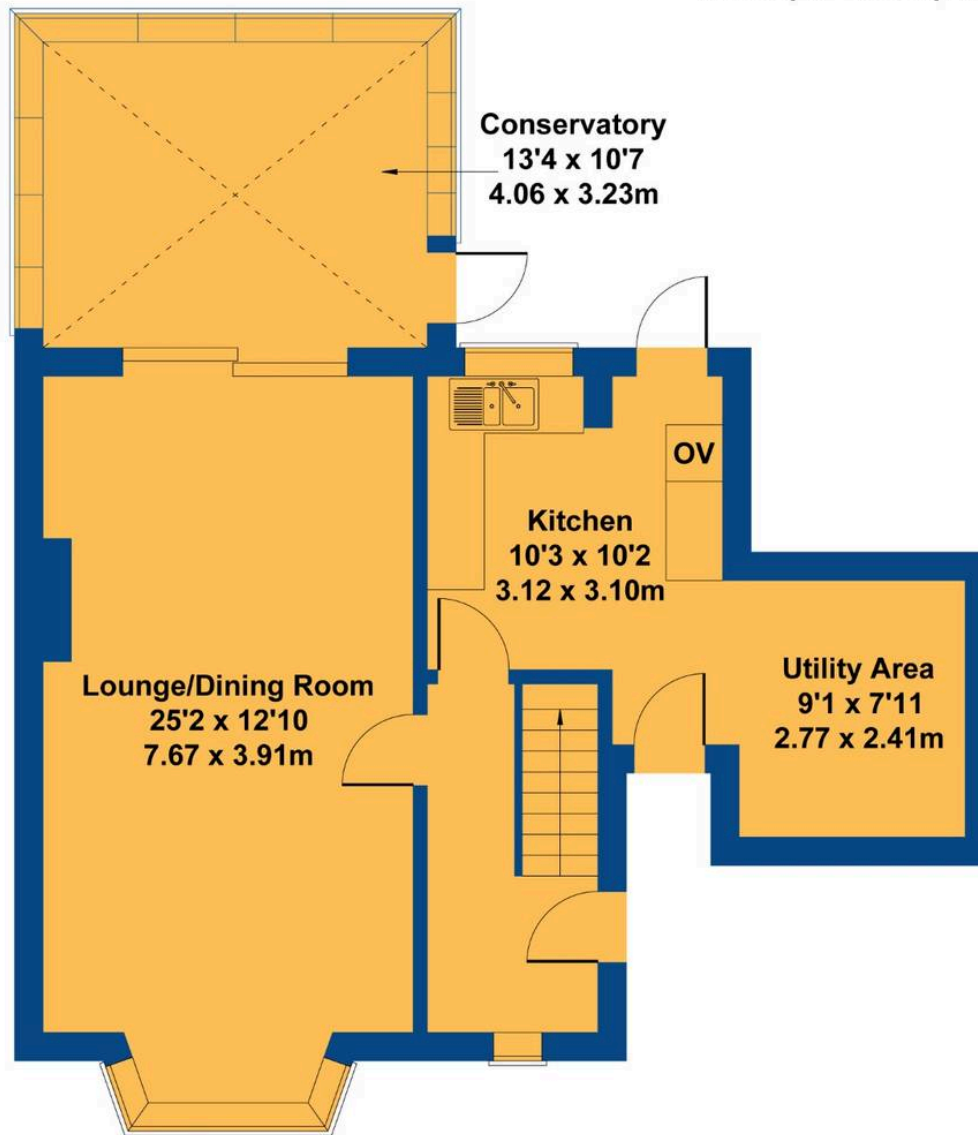
Laid to concrete and providing off road space for two vehicles.



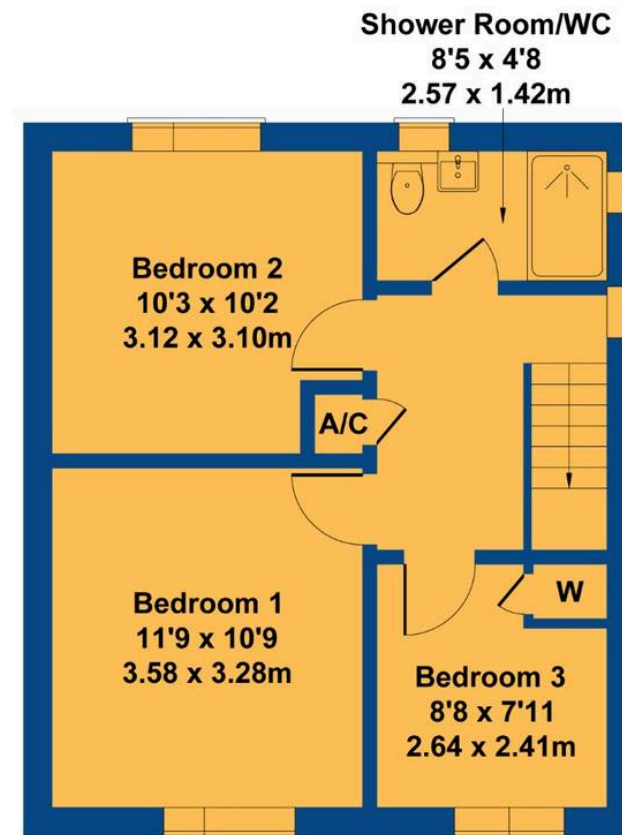


41 Torbay Terrace

Approximate Gross Internal Area
1173 sq ft - 109 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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.