





60 Picton Road

Rhooose

Spacious 3-bed detached house with two reception rooms, conservatory, modern kitchen, cloakroom, ensuite, and family shower room. Enclosed rear garden, two-car driveway, and views. EPC: D67.

Council Tax band: E

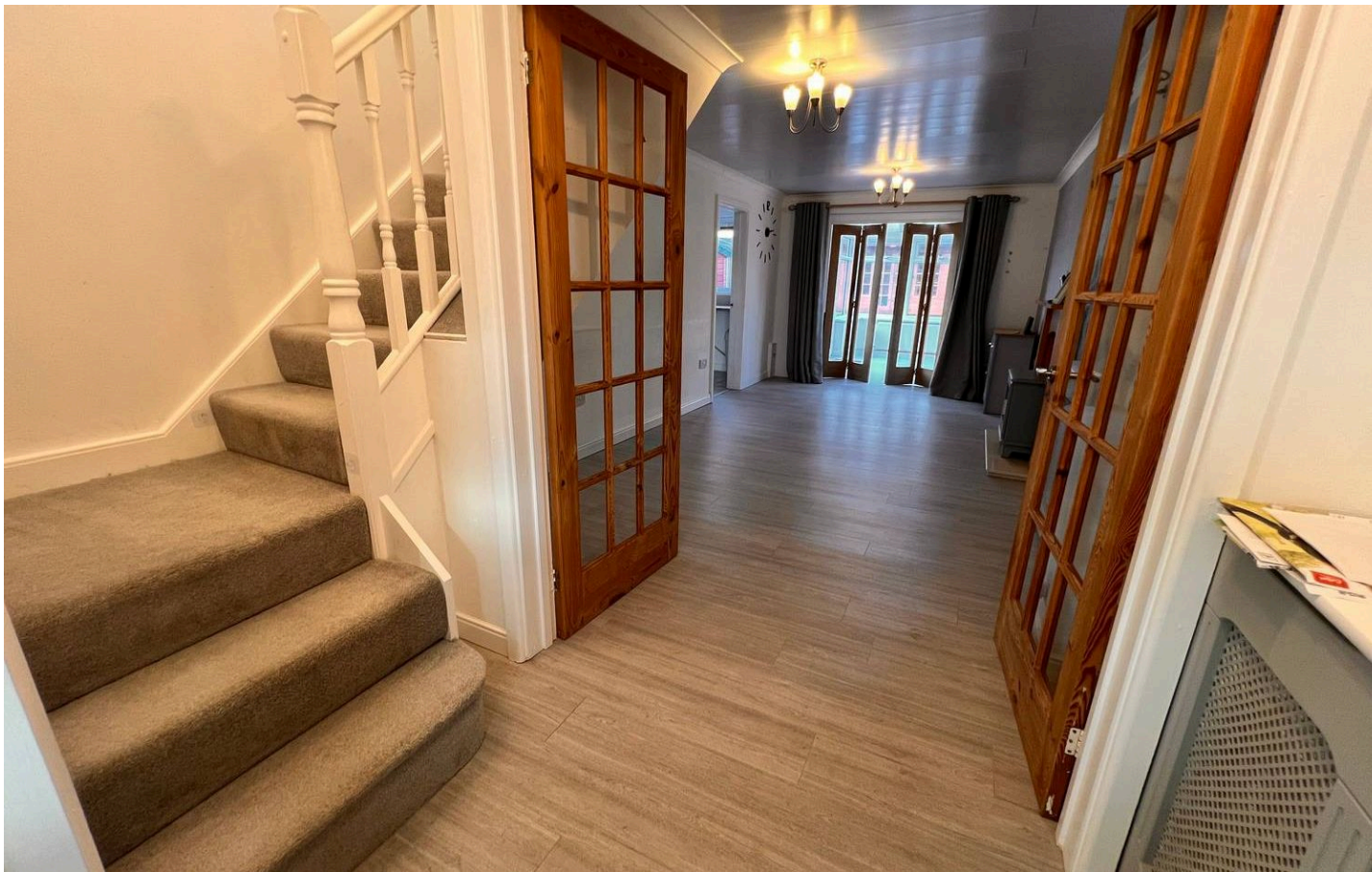
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM DETACHED - NO ONWARD CHAIN!
- TWO RECEPTIONS AND A CONSERVATORY
- MODERN WELL APPOINTED KITCHEN
- CLOAKS/WC, EN-SUITE AND BATHROOM/WC
- TWO CAR DRIVE & ENCLOSED REAR GARDEN
- BACKING LOWER AIRPORT GROUNDS
- EPC RATING OF D67





Entrance Porch

Accessed via uPVC front door with matching front windows. Ceramic tiled flooring. Further door to the hall.

Entrance Hall

With a laminated flooring and also a carpeted dog leg stair case leading to the first floor. Panelled door to the cloakroom and glazed double doors lead to the living room. Fuse box and radiator behind a period cover.

Cloakroom/WC

5' 1" x 3' 0" (1.55m x 0.91m)

With laminate flooring, white WC and wash basin. Radiator. Handy storage cupboard. Obscure front window.

Living Room

19' 6" x 9' 9" (5.94m x 2.97m)

With laminated flooring and a side window. Bi fold wooden framed doors lead into the conservatory and a glazed door leads to the kitchen. Modern fire surround with marble back and hearth and electric fire within. Radiator behind period style cover. Tongue and groove style coved ceiling.

Kitchen

15' 9" x 8' 0" (4.80m x 2.44m)

Beautifully appointed kitchen with modern base and eye level units in white and with two double display cabinets. There are modern Beech style worktops which have a one and half bowl polycarbonate sink unit with mixer tap over. Rear window. Strip light plus ceramic tiled flooring and splash backs, Integrated 4 ring gas hob with electric oven under and extractor over. Further space for other appliances as required. Multi paned door leads to the sitting room.





Conservatory

16' 9" x 9' 8" (5.10m x 2.94m)

With laminated flooring, an excellent size and with uPVC windows and French doors leading to the rear garden. Polycarbonate roof with ceiling fan and light. Radiator.

Sitting Room

15' 11" x 8' 2" (4.85m x 2.49m)

With laminated flooring, smooth coved ceiling, radiator and two wall lights.

Landing

Carpeted and with panelled doors giving access to the three double bedrooms, refitted shower room and also to a handy storage cupboard which also houses the Vaillant combi boiler and has slatted shelving for towels and linen. Loft hatch.

Bedroom One

11' 5" x 10' 3" (3.48m x 3.12m)

A carpeted double bedroom with rear window enjoying an open aspect. There are sliding mirror fronted triple wardrobes along the width of one wall, included from the dimensions provided. Radiator. Panelled door to en suite.

En Suite

8' 6" x 4' 9" (2.59m x 1.45m)

Immaculate order in white comprising WC, basin, shower with easy wipe non grout splash backs and thermostatic shower inset. Side obscure window. Ceramic tiled general splash backs plus laminate tiled effect flooring. Radiator. Extractor. Shaving point.

Bedroom Two

11' 5" x 8' 0" (3.48m x 2.44m)

Carpeted double bedroom with rear window enjoying open views to the rear. Radiator and ceiling fan.





Bedroom Three

9' 5" x 8' 6" (2.87m x 2.59m)

Carpeted double bedroom with front window. Radiator. Panelled door leading to a cleverly added stair case which leads to the loft space which is in turn boarded/carpeted and ideal for general storage.

Shower Room/WC

7' 3" x 6' 2" (2.21m x 1.88m)

Immaculate with a white suite comprising WC, wash basin and a full width walk in shower with glass screen, fixed rainfall style head and adjustable rinser. Obscure front window with deep sill, chrome heated towel rail and laminated tile effect flooring. Non grout splash back areas plus there is a double cupboard (over the stairwell) providing excellent storage for towels etc. Shaver point.

Rear Garden

Fully enclosed and with an initial area of patio. The remainder is laid to low maintenance stone chippings. There are two sheds (one summer house style construction) and the garden is enclosed by well maintained fencing on all sides.

Front Garden

With a cherry tree and a path leading to the front door and side. The remainder for parking.

DRIVEWAY

2 Parking Spaces

With side by side space for two vehicles.





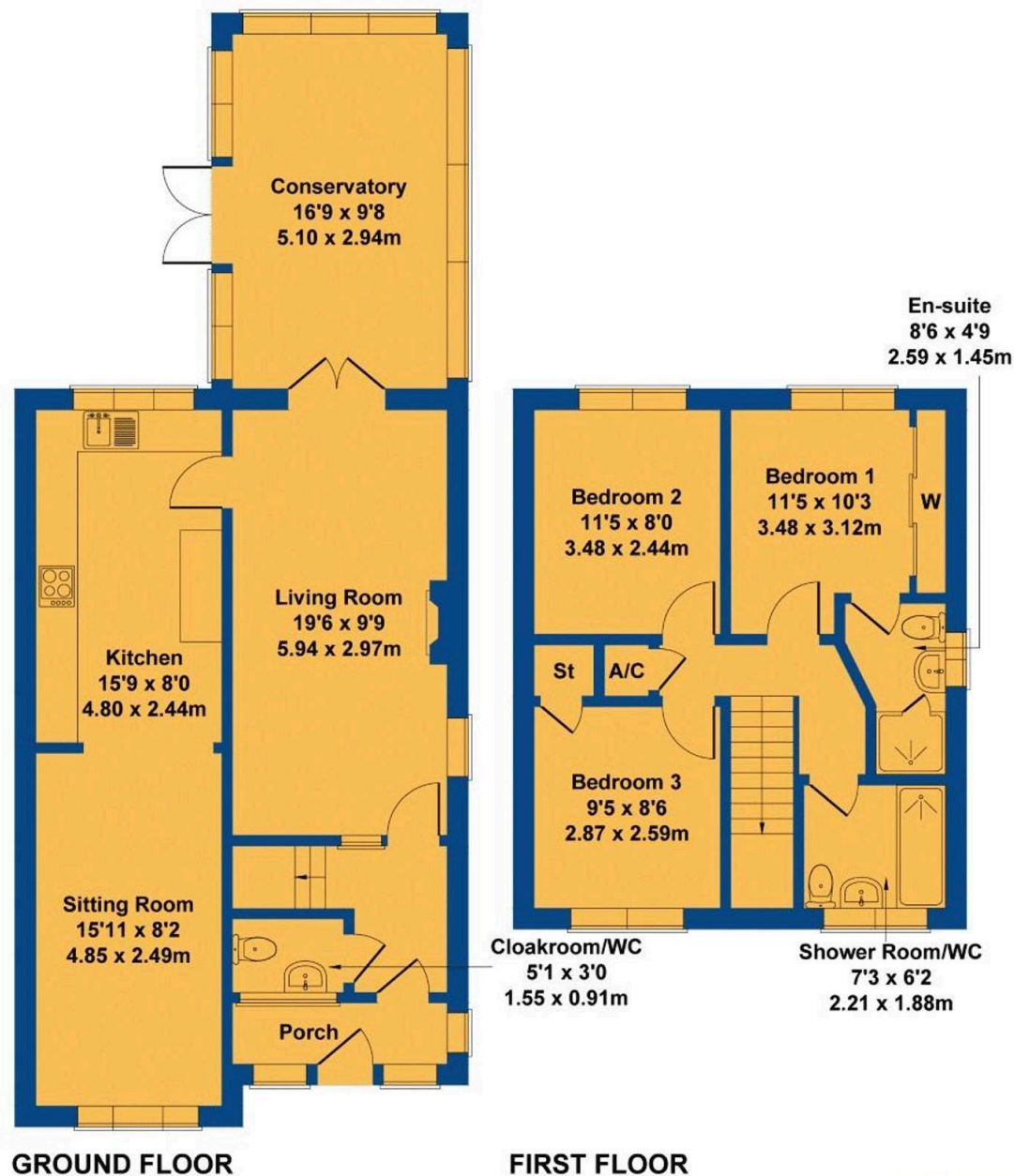


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area
1249 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2022
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