







## 18 Readers Way

Rhose

"Newly-improved 2 bed semi in central Rhose. Spacious living room, modern kitchen, luxury bathroom, decked garden, driveway, garage with power points, EV charger. A gem!"

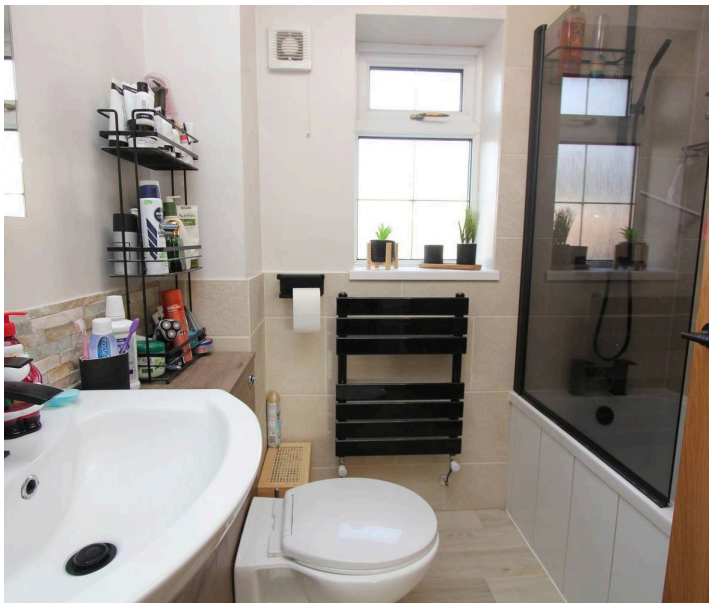
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- MUCH IMPROVED TWO BEDROOM SEMI DETACHED
- NEWLY BUILT PORCH; SPACIOUS LIVING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS; NEWLY FITTED BATHROOM
- DRIVEWAY AND FRONT GARDEN AREA
- GARAGE WITH NEWLY INSTALLED ROLLER DOOR
- ENCLOSED GOOD SIZE REAR GARDEN
- CENTRAL RHOOSE VILLAGE LOCATION
- EPC RATING OF C70







### Entrance Porch

Accessed via composite door with obscure glazing. Further side uPVC window. Laminated flooring. Further brown uPVC door with obscure glazing leads to the living room.

### Living Room

13' 8" x 13' 7" (4.17m x 4.14m)

Immaculately presented and with a laminated flooring (newly laid). Focal point of traditional style fire surround with coal effect electric fire inset. Two radiators and front uPVC windows. Coved ceiling. Handy under stair recessed storage space. Double panelled doors lead to the kitchen breakfast room. Recessed carpeted staircase with spindled balustrade leading to the first floor.

### Kitchen Breakfast Room

13' 8" x 7' 9" (4.17m x 2.36m)

With a ceramic tile flooring there is an initial space for table and chairs. Radiator. Rear uPVC door with obscure glazing. Tongue and groove style ceiling. The kitchen area is well appointed with matching eye level and base units in a Birchwood style and these are complemented by modern work tops which have a one and a half bowl sink unit inset with mixer tap. Integrated appliances include a 4 ring gas hob with electric oven under and cooker hood over. Recess for washing machine plus space for fridge freezer. Wall mounted combi boiler. Ceramic tiled splash backs and sill with rear uPVC window looking onto the garden.







### **Landing**

Carpeted matching the stairs and with a side uPVC window. Radiator and loft hatch. Replaced Oak veneer panel column style doors give access to the two double bedrooms and the refitted bathroom. Coved ceiling.

### **Bedroom One**

10' 8" x 10' 2" (3.25m x 3.10m)

Carpeted double bedroom which has front uPVC windows with sea glimpse and open aspect. Recessed walk in double wardrobe with light and excluded from dimensions provided. Coved ceiling and radiator.

### **Bedroom Two**

10' 7" x 23' 0" (3.23m x 7.00m)

Carpeted bedroom which could take a double bed if required. Rear uPVC window, radiator and coved ceiling.

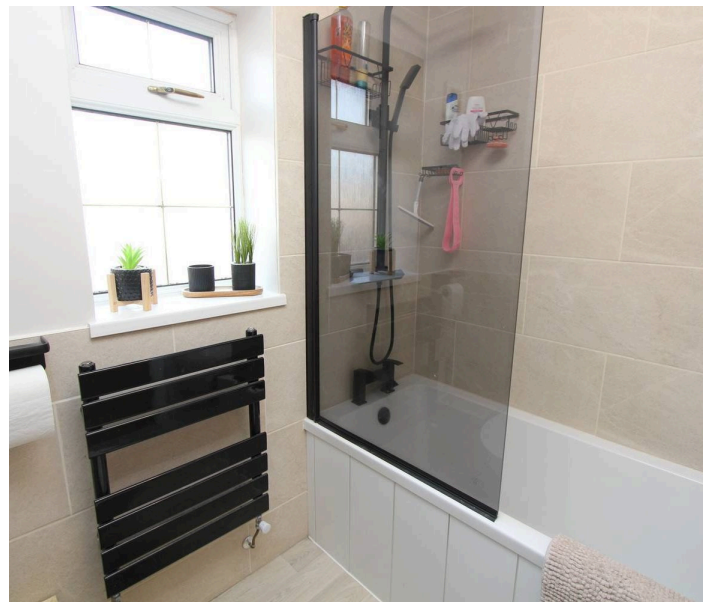
### **Bathroom WC**

6' 5" x 5' 7" (1.96m x 1.70m)

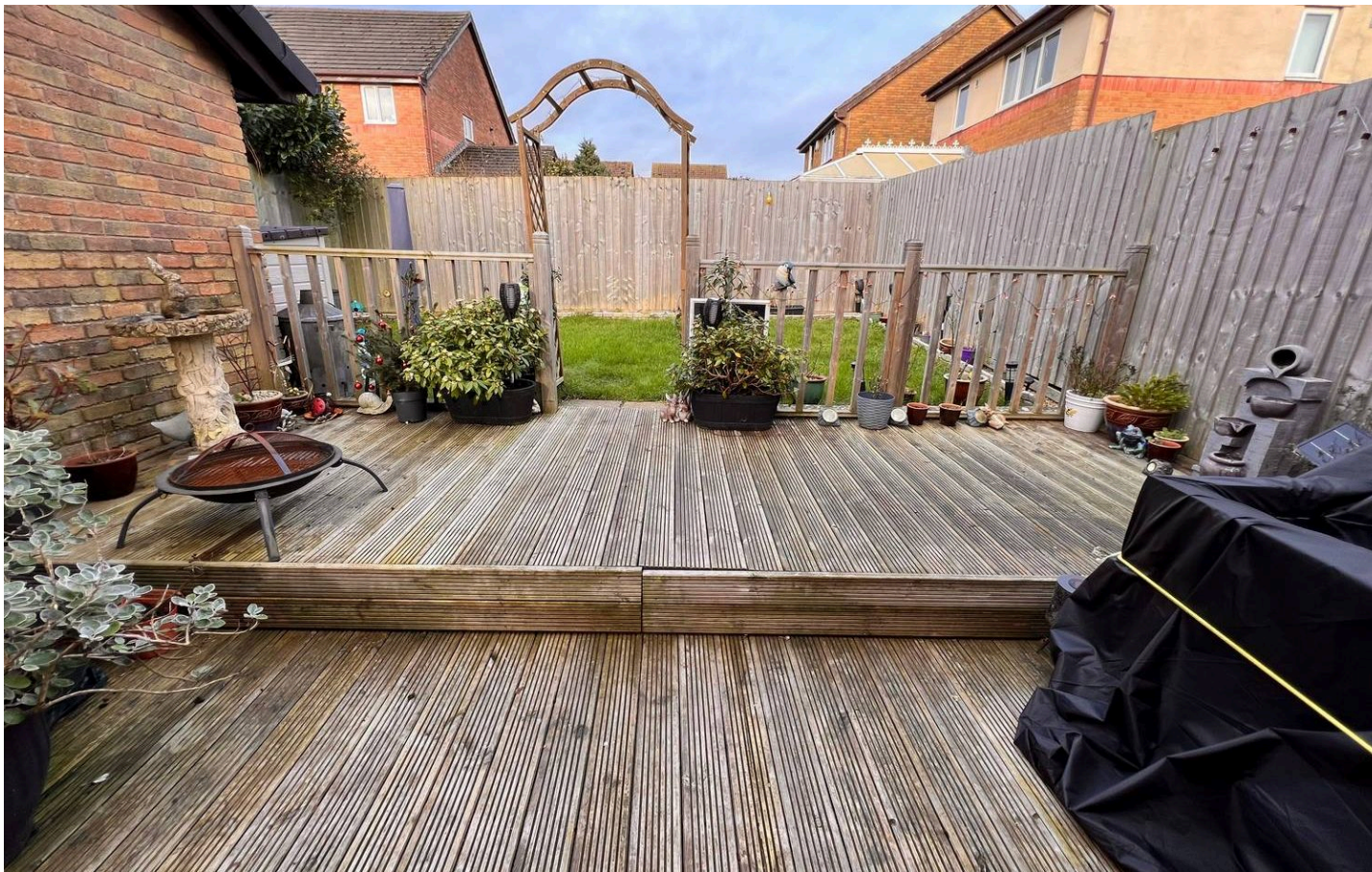
Newly fitted white suite comprising WC with concealed cistern, wash basin with vanity cupboard under plus bath with mains powered shower over - rainfall style unit and adjustable rinse unit. Acrylic low maintenance ceiling. Ceramic tiled splash backs and obscure uPVC rear window. Extractor. Ladder style towel radiator.

### **Agent Note**

There is a right of way for house number 16 across the front of the property.







### **FRONT GARDEN**

Laid with stone chippings with palm tree and established plants.

### **REAR GARDEN**

Initially with two level decked areas, full width of garden and these lead to the level awn. Enclosed by well maintained timber fencing. Tap. Power points and uPVC door to garage whilst a timber gate returns to the drive.

### **DRIVEWAY**

2 Parking Spaces

Laid to tarmac there is off road parking for two vehicles directly in front of the garage. In addition there is a pull in area which can accommodate another vehicle and be used as a turning circle. EV charger point to remain.

### **GARAGE**

Single Garage


Brick built and with power and lighting, Handy storage to the rafters. Accessed via newly installed roller door.







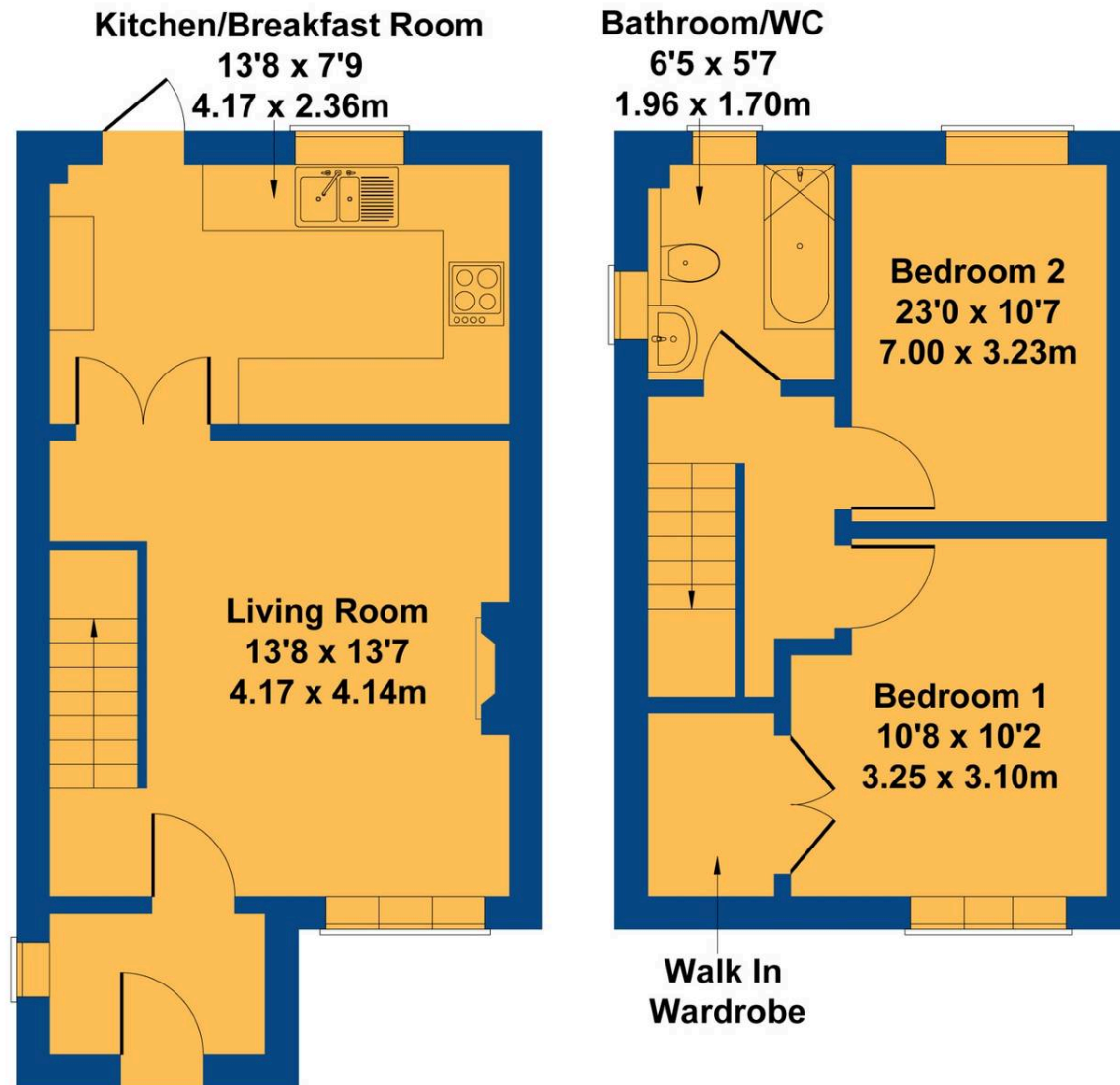
## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (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 energy efficient - higher running costs |         |   |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |



# 18 Readers Way

Approximate Gross Internal Area  
624 sq ft - 58 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**





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