





19 Llwyn Y Gog

Rhoose Point

Charming 2 bed terraced house with modern kitchen and white bathroom. Spacious living room opens to southerly enclosed garden with decking and flower beds. 2 car driveway. No chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 DOUBLE BEDROOMS – BOTH WITH WARDROBES
- MODERN KITCHEN AND WHITE BATHROOM
- SPACIOUS LIVING ROOM WITH DOORS TO GARDEN
- CLOAKROOM/WC; 2 CAR DRIVE AREA
- ENCLOSED SOUTHERLY REAR GARDEN
- EPC RATING OF C73





Entrance Hall

Accessed via steel coated door with patterned glazed panel. Laminate flooring and panelled doors giving access to the cloakroom WC, living room and kitchen. Dog leg carpeted stair case leads to the first floor. Radiator, fuse box and smooth coved ceiling.

Cloaks WC

5' 0" x 2' 10" (1.52m x 0.86m)

Vinyl floor and whit suite comprising close coupled WC and corner wash basin with tiled splash back. Obscure front uPVC window with ceramic tiled sill. Radiator.

Lounge Dining Room

16' 6" x 13' 7" (5.03m x 4.14m)

With continuation of the laminated flooring matching the hall, this excellent size room has uPVC French style doors giving access to the enclosed South facing garden. Further rear window. Radiator and panelled door leading to handy under stair storage. Smooth coved ceiling.

Kitchen

8' 4" x 6' 10" (2.54m x 2.08m)

Well appointed and comprising a matching range of eye level and base units in a birch wood style. These are complemented by modern work tops which have a stainless steel sink unit inset with mixer tap. Integrated appliances include 4 ring gas hob with electric oven under and cooker hood over. Further recesses for washing machine and tall fridge freezer as required. Wall mounted Vaillant combi boiler, ceramic tile flooring, splash backs and sill with front uPVC window.





Landing

Carpeted and with doors to the two double bedrooms and bathroom. Loft hatch.

Bedroom One

13' 7" x 9' 7" (4.14m x 2.92m)

A good size carpeted double bedroom with large fitted double wardrobe. Radiator, smooth coved ceiling and two rear windows to enjoy a Channel glimpse.

Bedroom Two

13' 8" x 8' 2" (4.17m x 2.49m)

A second good size double bedroom with two front windows. Radiator, smooth coved ceiling and large fitted double wardrobe.

Bathroom WC

7' 2" x 6' 6" (2.18m x 1.98m)

With a white suite comprising close coupled WC, pedestal basin and twin grip bath with glass screen and thermostatic shower over. Ceramic tiled splash backs and wood effect vinyl flooring. Radiator and shaving point. Extractor.

Rear Garden

Initially with full width decking and this leads onto a Cotswold stone chipped area with planted flower beds. The garden enjoys a Southerly aspect and is enclosed by fencing on all sides.

Front Garden

Laid with Cotswold stone chippings and with steps leading to the drive.

Driveway

Providing space for two vehicles.





Chris Davies Estate Agents

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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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