







## 6 Lon Cefn Mably

Rhoose

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D65

- A VERY WELL KEPT SEMI DETACHED BUNGALOW
- IN A PRIME LOCATION IN CENTRAL RHOOSE
- 2/3 BEDROOMS; 1/2 RECEPTION ROOMS
- MODERN KITCHEN AND SHOWER ROOM/WC
- MANAGEABLE PLOT WITH FRONT/REAR GARDENS
- LONG GATED DRIVE TO TWO SINGLE GARAGES
- NO CHAIN, SUBJECT TO GRANT OF PROBATE
- GAS CH (COMBI) AND UPVC DG
- EPC RATING TO BE CONFIRMED







### **Porch**

Accessed from the side and via a uPVC door with obscure glazing. There is a tiled flooring and internal glazed door leading to the hall. Alarm control panel.

### **Hallway**

Carpeted and with matching frosted glazed doors leading to the living room, dining room (or bedroom 3), two double bedrooms, kitchen and a non-glazed door leads to the modern shower room. Drop down loft hatch to a partly boarded loft space. Radiator and high level meter cupboard.

### **Lounge**

14' 9" x 12' 11" (4.50m x 3.94m)

A carpeted light and airy room with front uPVC bay window. There is a coal effect electric fire I set into a tiled fireplace plus a radiator, picture rail and coved ceiling.

### **Dining Room**

11' 5" x 10' 10" (3.48m x 3.30m)

A versatile room that could easily be a third bedroom if required. Its most recent use is that of a dining room and it has a carpeted flooring, front uPVC window and radiator plus a smooth cover ceiling.

### **Kitchen**

12' 1" x 8' 8" (3.68m x 2.64m)

A really well kept kitchen that comprises oak style units complimented by laminated worktops. There is space for appliances as required and the flooring is a tiled effect vinyl. There are ceramic tiles splash backs areas plus sill with side uPVC window. Radiator. A modern door with frosted glazing leads to the utility room. Smooth ceiling.







### Utility Room

7' 3" x 5' 6" (2.21m x 1.68m)

A double skin extension providing space for washing appliances and housing the combi boiler which fires the gas central heating. There is a side uPVC door with obscure glazing plus a rear uPVC window. Tiled effect vinyl flooring, smooth ceiling and radiator.

### Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m)

A carpeted double bedroom which has a rear uPVC window, radiator and airing cupboard concealed behind double doors.

### Bedroom Two

9' 7" x 8' 1" (2.92m x 2.46m)

A large single or small double bedroom which has a modern mainstream flooring, radiator, uPVC rear window and cover ceiling.

### Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

A lovely modern shower room which comprises a white suite with WC, basin with vanity cupboard under and double shower cubicle with electric shower inset. There is a ceramic tile flooring, tiled splashbacks and a side encore uPVC window. Radiator and mirror fronted cosmetics cupboard.







## FRONT GARDEN

A pretty front garden laid mostly to lawn and with established planted areas. There is a dwarf brick wall with railings atop and a mix of hedges and fenced side boundaries.

## REAR GARDEN

An enclosed and generally low maintenance rear garden with a mix of stone chippings, planted areas and all enclosed by timber fenced boundaries. A wrought iron gate leads to the drive.

## DRIVEWAY

4 Parking Spaces

Accessed via double wrought iron gates the drive is laid to concrete and provides parking for 4 vehicles. The drive leads to two adjoined single garages which could easily be made into a great size double garage. The drive has planted borders and also leads to the main access point which is the side door.

## GARAGE

Single Garage

The left hand single garage with power and lighting and access via remote/electric door. Single glazed window to the rear.



## GARAGE

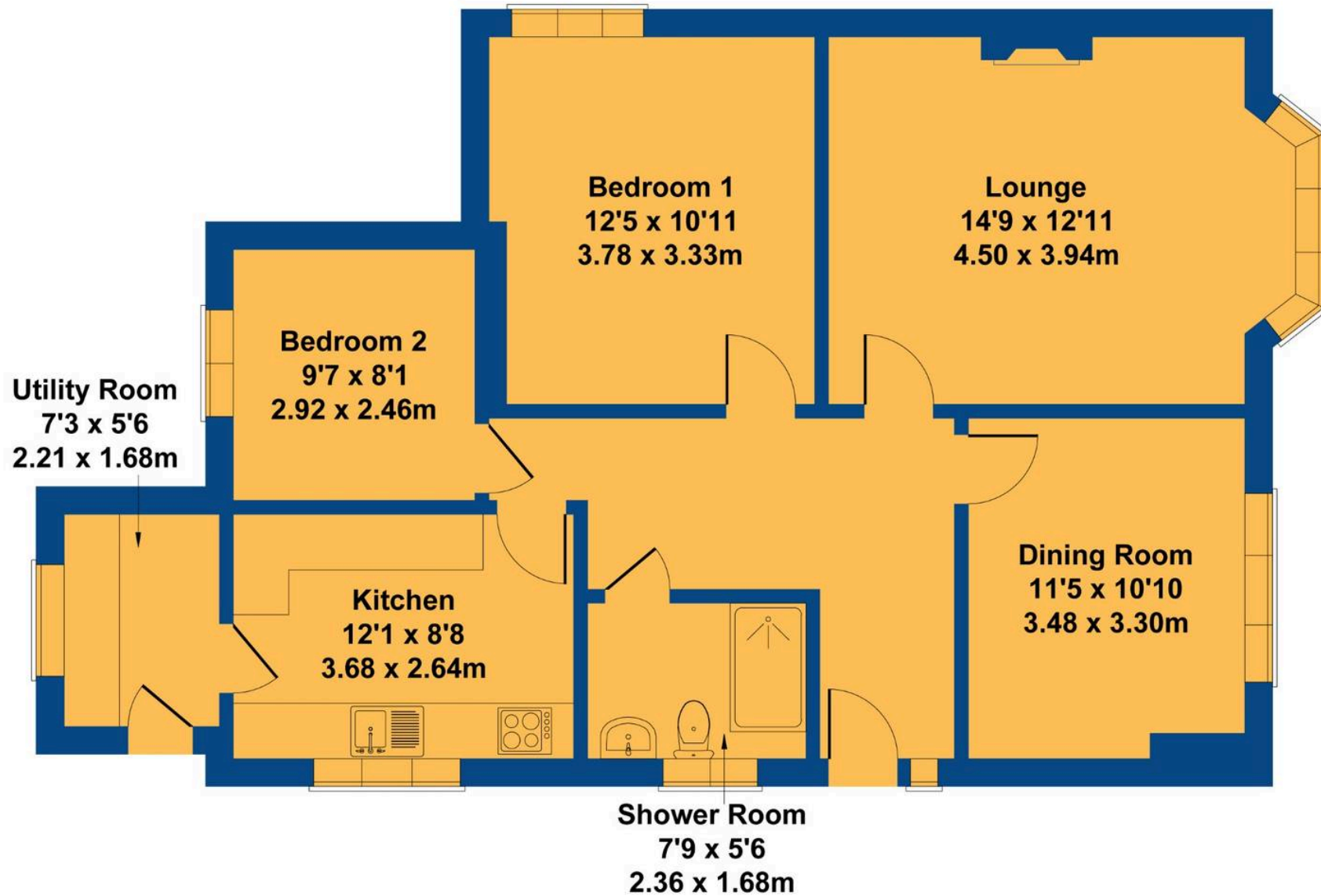
Single Garage

The right hand garage is a single garage with power and lighting and access via remote/electric door. Single glazed window to the rear.

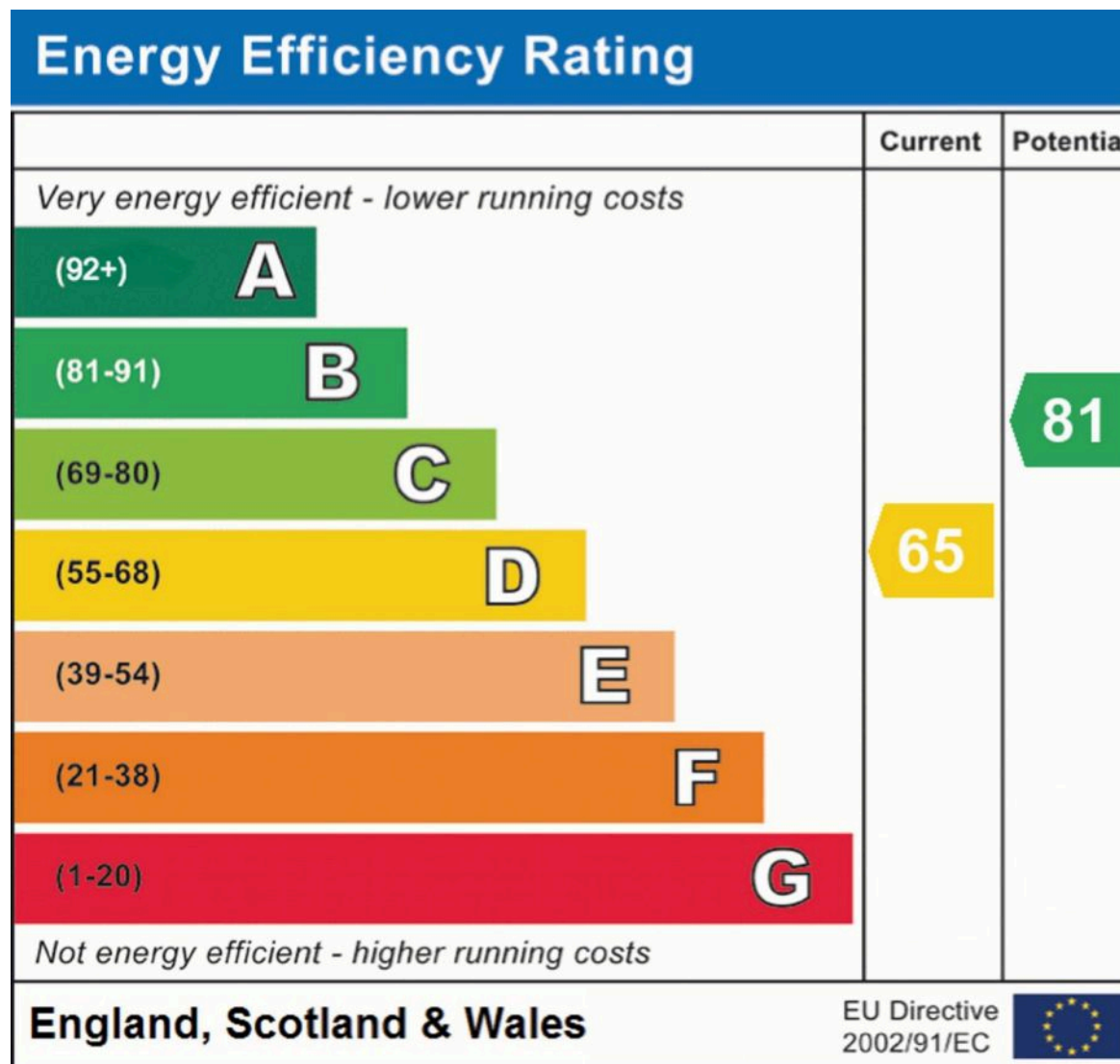


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Approximate Gross Internal Area  
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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