





Jubilee Cottage Rhoose Road

Rhoose

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- STUNNING PERIOD COTTAGE
- 3 BEDROOMS, 2 BATHROOMS AND BALCONY
- WOOD BURNING STOVE & PERIOD FEATURES
- GAS CENTRAL HEATING, DOUBLE GLAZING
- LOUNGE/DINER & MODERN FITTED KITCHEN
- CENTRALLY LOCATED IN THE HEART OF RHOOSE
- OFF ROAD PARKING
- EPC RATING D59





Entrance Sun Room

9' 6" x 7' 5" (2.89m x 2.26m)

Entered via part opaque double wooden doors, this "David Salisbury" hardwood construction comprises wooden framed double glazing and clear glass roof. Porcelain floor tiles and radiator.

Hallway

9' 2" x 5' 0" (2.79m x 1.52m)

Spacious and with porcelain floor tiles. Doors to the utility room and cloaks/WC. Radiator. Double doors lead into the living space.

Cloakroom/WC

With a white suite comprising wash basin and close coupled WC. Additional large coat store cupboard.

Lounge/Dining Room

23' 3" x 15' 2" (7.08m x 4.62m)

A stunning room with oak style laminate flooring, ceiling beam and exposed stone chimney breasts with rustic lintels - one has a wood burner; the other is open. Front uPVC sash window and two side windows. Spot lights and wall lights. Carpeted stairs to the upper floors; opening to the kitchen.

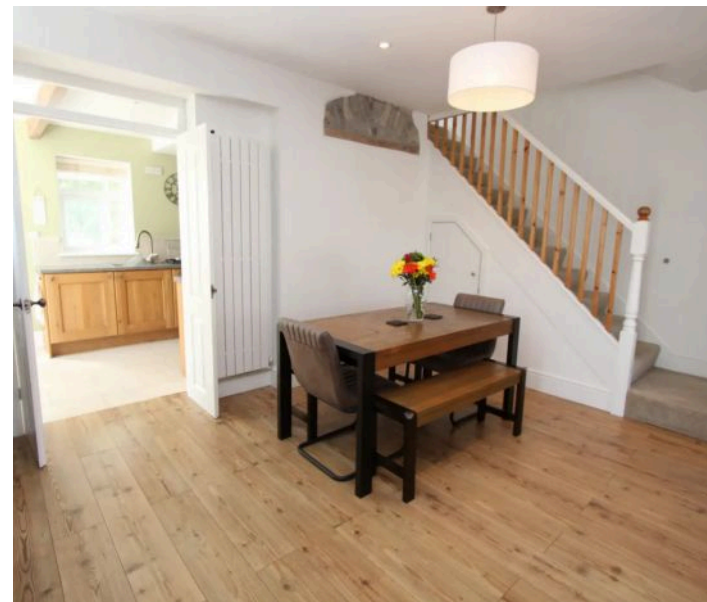
Kitchen

19' 0" x 7' 3" (5.79m x 2.21m)

With oak effect units, modern worktops with a 1.5 bowl stainless steel sink and integrated five ring gas hob with extractor over and granite splash back. Electric oven, fridge and dishwasher. Tiled splash-backs. Separate breakfasting area with side bay window. Smooth ceiling with spotlights and contemporary radiator. Two rear windows and external door to a covered lean-to area which is suitable for recycling.

Utility Room

Plumbed for washing machine. Space for appliances and loft hatch.





Landing

Carpeted two level landing with side window. Loft hatch with pull down ladder to a spacious loft. Doors to the shower room and two bedrooms on this level. Two storage cupboards. Stairway to second floor and final bedroom.

Bedroom Two

15' 7" x 8' 0" (4.75m x 2.44m)

Oak style laminate flooring, radiator and ample storage cupboard to eaves. Velux front window with partial sea views and dormer glazed window to the rear. Character exposed beams.

Bedroom Three

9' 9" x 5' 7" (2.97m x 1.70m)

With oak style laminate flooring and a front uPVC sash window inset into feature stone wall. Radiator.

Shower Room

Porcelain floor tiles. A white suite with thermostatic double shower cubicle with glass screen and contemporary style wash hand-basin with storage unit under and WC. Upright column radiator. Side window.

Landing

Carpeted, doors to the bathroom, bedroom and walk in storage cupboard. Velux window.

Bedroom One

20' 8" x 9' 7" (6.29m x 2.92m)

With oak style laminate flooring and feature stone wall with two hearths and wooden lintels. 2 radiators, ceiling beam and front wooden double glazed uPVC sash window. Rear uPVC door leading out to a balcony.

Balcony

Bespoke tiled side screen with glass Juliette balcony to the front enjoying a south westerly aspect. Wall extendable washing line to remain.





Bathroom

A stunning white suite comprising free standing bath with central mixer tap, WC and wall mounted wash basin. Porcelain tiled floor. Cupboard housing the combi-boiler which is serviced annually. Contemporary style radiator. Velux front window.

Storage Cupboard

A walk in storage cupboard with storage into the eaves.

Garden

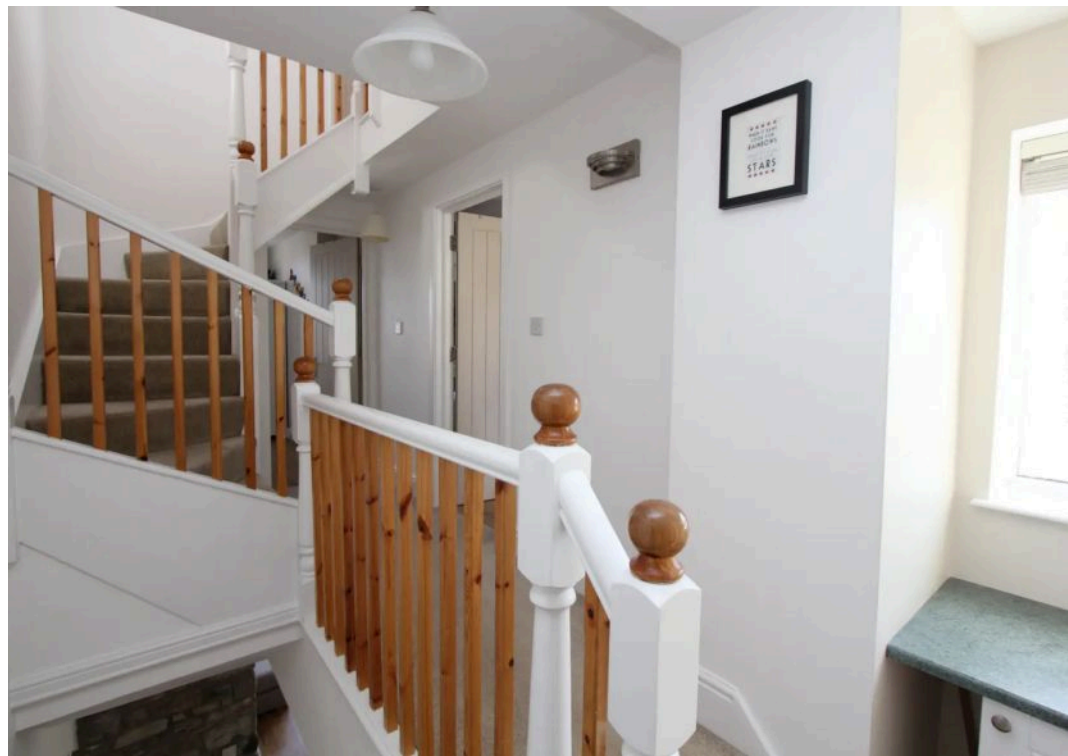
Front boundary of original old stone wall with wrought iron railing atop and stone gate posts. This leads to the parking/courtyard garden area.

DRIVEWAY

2 Parking Spaces







Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Second Floor

Approx. 22.0 sq. metres (237.0 sq. feet)



Total area: approx. 133.7 sq. metres (1439.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PackUp.



Chris Davies Estate Agents

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

01446 711900

rhouse@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.