

29 Rhoose Road

Rhoose

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- IMMACULATE AND EXTENDED 3/4 BED SEMI
- 2024 KITCHEN AND BOILER; 2025 CARPETS
- DOWNSTAIRS BEDROOM AND EN-SUITE OPTION
- ENCLOSED REAR GARDEN WITH TWO SHEDS
- DRIVEWAY TO FRONT/SIDE
- FIRST FLOOR BATHROOM/WC
- TUCKED AWAY ON A SERVICE ROAD
- OPEN ASPECT TO THE REAR
- NO ONWARD CHAIN
- EPC RATING C69

This lovely family home is situated within close walking proximity to the Village amenities, coastal walks and rail station. The ground floor accommodation comprises an entrance hall with cloakroom/WC off, living room, 2024 refitted kitchen, utility/lobby and ground floor bedroom (or reception) with shower room/WC off. The first floor has 3 bedrooms and a bathroom/WC.

Outside, there is a lawned front garden, side driveway and then an enclosed rear garden with pergola, two sheds and lawn enjoying excellent privacy.

The house is heated by gas central heating (combi refitted 2024) and there are uPVC double glazed windows. Carpets were refitted in 2025.



Entrance Hallway

Approached via a canopied storm porch area and through a uPVC door with patterned glazed panel, the hall has an LVT (Luxury vinyl tiled) flooring and panelled doors leading to the cloakroom/WC, living room and 2024 kitchen. A recarpeted (2025) dogleg staircase (with under stair storage) leads to the first floor. Front uPVC window, high level fuse-box and electric meter plus radiator.

Living Room

17' 2" x 12' 11" (5.22m x 3.94m)

Immaculately presented, this reception room has a continuation of the LVT (Luxury vinyl tiled) flooring from the hall and has a front uPVC window and rear (obscure glazed) window too. The focal point is that of a modern fireplace with electric fire and white pebble feature inset. Radiator and smooth ceiling with rose.

Kitchen

10' 11" x 8' 9" (3.33m x 2.67m)

Refitted in 2024 and comprising an excellent range of matching Shaker style units that are complemented by natural wood style worktops which have a 1.5 bowl sink (Franke) inset. Integrated appliances include an electric 4 ring hob with glass splashback and cooker hood over, plus adjacent double oven/grill. There are spaces for a fridge/freezer and washing machine as required. Side uPVC window, easy wipe modern splashback areas and LVT (Luxury vinyl tiled) flooring. Smooth ceiling with eco light, radiator and opening to the utility/lobby area.

Utility/Lobby Area

9' 7" x 3' 7" (2.92m x 1.08m)

With an obscure glazed uPVC door leading out to the drive, this handy area houses the 2024 installed combi boiler that fires the gas central heating and has a continuation of the LVT (Luxury vinyl tiled) flooring. Radiator and space for shoes/boots etc. A panelled doors leads into the ground floor bedroom/reception.





Bedroom Four/Reception Two

11' 7" x 10' 3" (3.53m x 3.13m)

A versatile room most recently used as a bedroom. It has a modern LVT (luxury vinyl tiled) flooring and sliding uPVC double glazed patio doors leading to the enclosed rear garden. Radiator and panelled door to the en-suite shower room/WC.

En-Suite

9' 4" x 5' 11" (2.85m x 1.80m)

A pristine room with a white suite comprising WC with concealed cistern, wash basin with vanity drawers under and full width shower enclosure which has non-grout splashbacks, and thermostatic shower facilities comprising a fixed rainfall style unit and adjustable rinse unit for ease. The cubicle is accessed via a sliding door. There are ceramic tiled splashbacks, wall and sill with rear obscure uPVC window. Display shelf, radiator and extractor. LVT (Luxury vinyl tiled) flooring.

Cloakroom/WC

5' 7" x 2' 5" (1.69m x 0.73m)

Comprising a white suite with close coupled WC and wall hung wash basin. Obscure side window, LVT flooring and fully kitted out with non grout splashback areas/walls etc.

Landing

Recarpeted in 2025 and with matching panelled doors leading to the three bedrooms and bathroom/WC.

Bedroom One

11' 6" x 8' 10" (3.50m x 2.70m)

A double bedroom with laminate flooring, recessed triple wardrobe (fitted) excluded from dimensions provided, picture rail and radiator. A rear uPVC window looks over the side airport grounds.

Bedroom Two

8' 10" x 8' 2" (2.70m x 2.50m)

A carpeted bedroom with front uPVC window, picture rail and radiator.





Bedroom Three

9' 2" x 7' 10" (2.79m x 2.40m)

A carpeted bedroom with front uPVC window, picture rail, vent and radiator. Drop down loft hatch to a partly boarded loft space.

Bathroom/WC

7' 10" x 4' 10" (2.38m x 1.47m)

An immaculate bathroom with a white suite comprising WC, wash basin with vanity cupboard under and bath. Fully non-grout walls and splashbacks plus vinyl flooring. Obscure side uPVC window and chrome heated towel rail.

Front Garden

A mostly lawned front garden with well maintained hedgerow. This adjoins the driveway.

Rear Garden

45' 7" x 35' 1" (13.9m x 10.7m)

A great size garden enjoying really good privacy. There are areas of patio and a lawn is bisected by a concrete path which leads to a wooden shed and concrete construction with corrugated roof (non-asbestos) ideal for storage (nb the latter measures 5.6m by 2.38m). The garden is neatly enclosed by well maintained fencing. Greenhouse and pergola to remain. External power point and feature crab apple tree.

DRIVEWAY

3 Parking Spaces

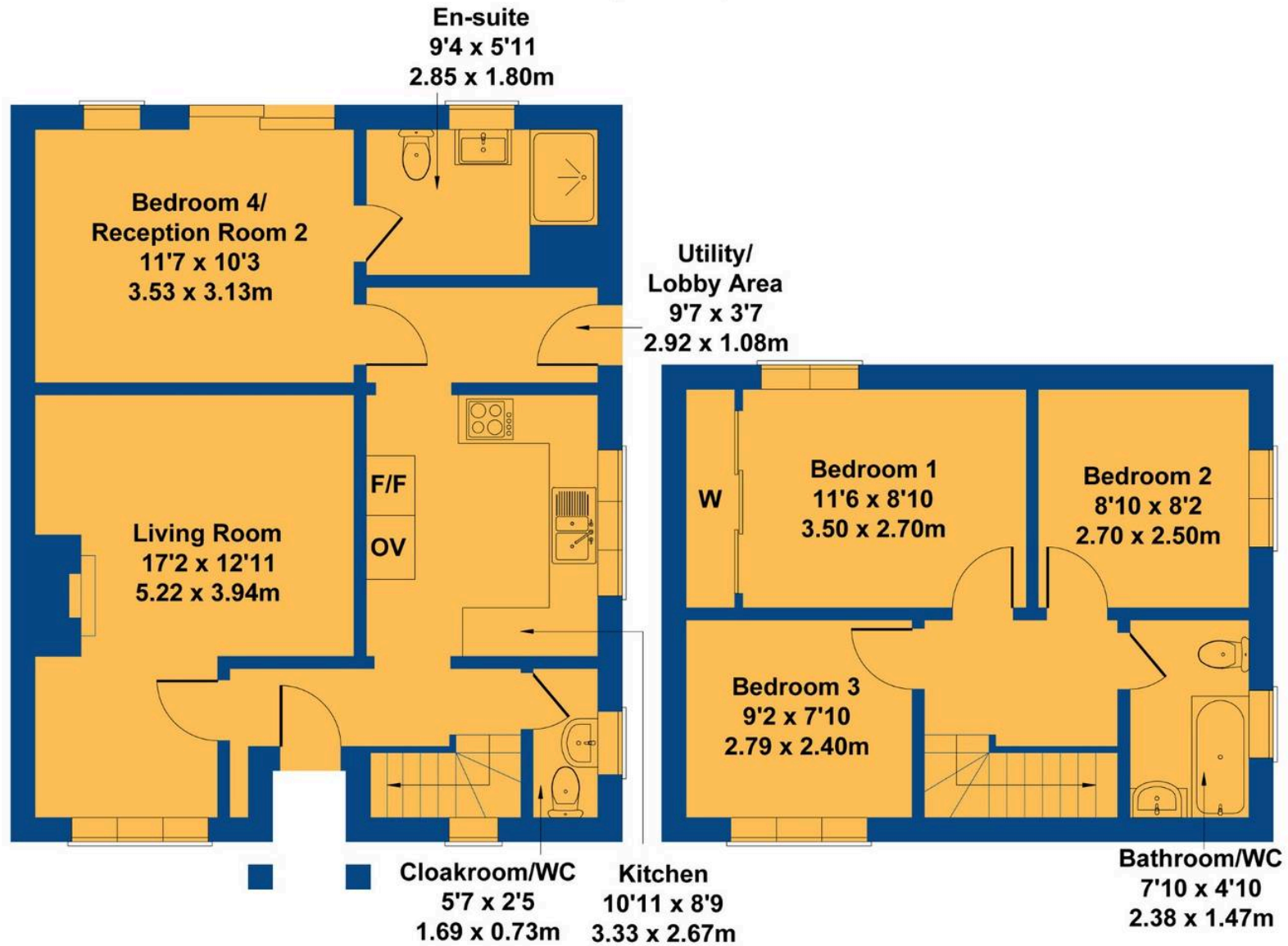
Accessed via wrought iron gates from the front and extending to the side where a timber pedestrian gate leads to the rear garden.





29 Rhoose Road

Approximate Gross Internal Area
1023 sq ft - 95 sq m



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



Chris Davies Estate Agents

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

01446 711900

rhoose@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.