





32 The Wheate Close, Rhoose

Council Tax band: C; Freehold; EPC C74

- TWO BEDROOM SEMI DETACHED HOUSE
- ONE OWNER FROM NEW
- HALL, LOUNGE/DINER AND KITCHEN
- CONSERVATORY EXTENSION
- BOTH BEDROOMS WITH FITTED WARDROBES
- BATHROOM/WC WITH ELECTRIC SHOWER
- DRIVE AND SINGLE GARAGE
- ENCLOSED REAR GARDEN BACKING FIELDS
- OPEN ASPECT TO THE REAR (AIRPORT GROUNDS)

Arranged over two storeys with the ground floor comprising an entrance hall, spacious lounge with space for dining, modern kitchen with integrated oven and hob plus conservatory extension. The first floor has two bedrooms (both with wardrobes) and there is a bathroom/WC with electric shower.

Outside, there is a drive leading to the single garage, a front garden plus enclosed mature rear garden with areas of patio and planted sections all enclosed by well kept timber fencing.

The property has gas central heating (combi boiler) and has double glazed windows and doors (except the pedestrian door from the garage to the rear garden).

The Wheate Close is a cul de sac of 1990s build modern properties and a 5-10 minute walk from the Village amenities and railway station. Rhoose itself has the great benefit of being in the catchment for Cowbridge High School.



Entrance Hall

Accessed via composite door with diamond shape glazed panel. Carpeted and with matching stairs to the first floor. Door to living room. Radiator. Fuse box and alarm panel.

Living Room

16' 6" x 11' 9" (5.04m x 3.58m)

Spacious carpeted room with front window, two radiators and large enough for living and dining space. Door leads to the kitchen.

Kitchen

11' 8" x 7' 11" (3.56m x 2.42m)

A modern kitchen with a good range of eye level and base units. These are complemented by modern work tops which have 1.5 bowl sink unit inset. Integrated electric hob with oven under and cooker hood over. Further space for appliances as required. Tiled splash backs and sill plus vinyl tile flooring. Radiator. Strip light. Wall mounted combi boiler. Window and door leading to the conservatory.

Conservatory

11' 11" x 8' 11" (3.63m x 2.73m)

Spacious conservatory with a ceramic tile flooring and windows built on dwarf wall. Polycarbonate roof. patio door to rear garden. Slim electric heater.





Landing

Carpeted matching the stairs and with doors to two bedrooms and bathroom. Drop down loft hatch to a boarded loft (on stilts) so with insulation under and handy storage boarding over.

Bedroom One

11' 6" x 8' 10" (3.50m x 2.68m)

Spacious carpeted double bedroom with front window and radiator. Measurements exclude recessed double wardrobe.

Bedroom Two

10' 11" x 6' 8" (3.32m x 2.03m)

Carpeted good size single bedroom with radiator and fitted double wardrobe (excluded from dimensions) and rear window with open aspect onto the airport grounds.

Bathroom WC

8' 1" x 4' 10" (2.46m x 1.47m)

Comprising a light coloured suite - pedestal basin, WC and twin grip bath with electric shower over. Ceramic tile splash backs and sill, obscure rear window and carpeted flooring. Radiator and extractor. Strip light and shaver point.





Rear Garden

35' 8" x 21' 10" (10.88m x 6.66m)

Dimensions exclude side area which has pedestrian door access to the garage. Tap. The rear garden has areas of slabbed patio and stone chipped section. Plants and vegetables. Enclosed by well maintained fencing on all sides. Plastic greenhouse and metal shed will remain.

Front Garden

Generally lawned and a wheelchair friendly ramp leads to the front access point.

Garage

Single Garage

5.1m x 2.71m - Attached to the property and of brick construction, the garage is accessed via up and over door and has power and lighting provided. There is storage into the rafters and a pedestrian (single glazed) door leads to the rear garden.

Driveway

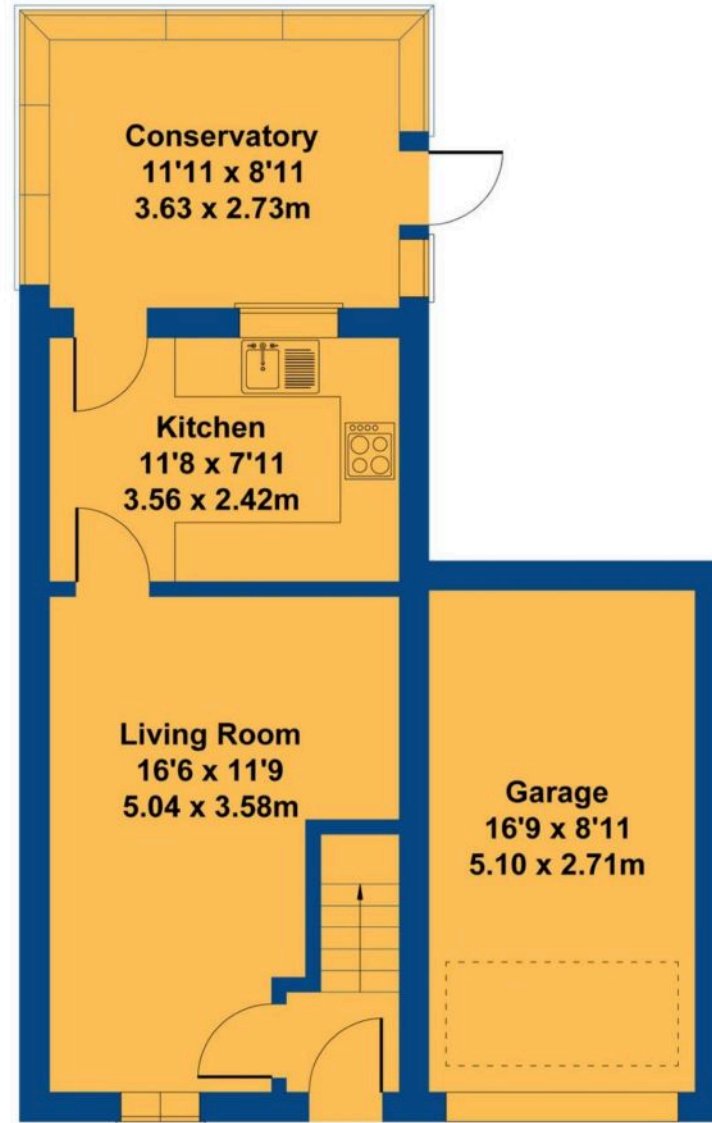
1 Parking Space

Laid to concrete and leading to the single garage.



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Approximate Gross Internal Area
818 sq ft - 76 sq m




GROUND FLOOR




FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	74	
(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		91
(81-91) B		
(69-80) C	76	
(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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