





14 Whittan Close, Rhoose, CF62 3FW

Council Tax band: D; EPC C69; Freehold

A WIMPEY BUILT 3 BEDROOM SEMI OCCUPYING A LARGE PLOT; NO ONWARD CHAIN (PROBATE GRANTED):

Situated in this quiet cul de sac in Rhoose, this excellent opportunity for a willing buyer to acquire a dated, but very well kept 1970s semi detached house. The ground floor comprises a welcoming entrance hall, living room, dining room and bright and airy kitchen.

The first floor has the 3 bedrooms, a bathroom and separate WC. Being the larger style that Wimpey built, there is a great opportunity to add a loft bedroom subject to satisfying relevant consents.

Outside, there are generous front, side and rear gardens plus a long driveway leading to the single garage.

There is excellent potential to extend, subject to consents, but the property cannot be separated into separate building plots due to a communal water pipe under the right hand side of the plot.

The house has gas central heating and uPVC double glazing.

Rhoose is in the catchment for Cowbridge Comprehensive School and additionally has two fantastic primary schools - Rhws being the feeder for this location.





Entrance Hall

Approached via a covered external storm porch and through a uPVC door with obscure glazed side panels. carpeted and with matching staircase to the first floor. Radiator. Door leading to handy under stair storage cupboard - also houses the combi boiler. Obscure glazed doors lead to the living room and the kitchen.

Living Room

14' 7" x 11' 9" (4.44m x 3.58m)

A spacious light and airy carpeted room with front uPVC window. Focal point of an electric fire mounted on a marble hearth with modern fire surround. Coved ceiling and radiator. Arch leading to dining room.

Dining Room

12' 3" x 9' 9" (3.73m x 2.96m)

Carpeted, matching the lounge, this reception room has sliding uPVC doors giving access to the rear garden. Further arch leads to the kitchen. Radiator and coved ceiling.

Kitchen

11' 10" x 8' 2" (3.61m x 2.50m)

Fitted with matching eye level and base units in an Oak style and these are complemented by roll top work surfaces with stainless steel sink unit inset. Slot in space for washing machine, gas cooker and upright fridge freezer as required (cooker and fridge/freezer will remain). Tiled effect vinyl flooring, strip light and uPVC side and rear windows plus door to rear garden.





Landing

Spacious carpeted landing which has a side leaded style glazed window and is large enough for a secondary stair case if required for a loft conversion - stpp. matching panelled doors give access to the three bedrooms, bathroom, separate WC and also to a handy storage cupboard. Drop down loft hatch.

Bedroom One

13' 2" x 10' 2" (4.01m x 3.11m)

A spacious, carpeted double bedroom which has front windows, radiator and recessed mirror fronted floor to ceiling wardrobes which are excluded from dimensions provided.

Bedroom Two

10' 8" x 10' 5" (3.25m x 3.18m)

A second carpeted double bedroom with rear window, radiator and free standing bedroom furniture - to remain.

Bedroom Three

10' 2" x 7' 7" (3.10m x 2.31m)

Good size carpeted bedroom with front window, radiator and handy storage cupboard over the stairwell.

Bathroom

7' 2" x 4' 9" (2.18m x 1.46m)

With a white suite comprising pedestal basin and twin grip bath. Obscure glazed rear window, radiator, tiled splash backs and wall mounted heater.

WC

7' 4" x 2' 5" (2.23m x 0.74m)

Carpeted and with tiled walls. WC and obscure glazed rear window.





FRONT GARDEN

Level lawn and this is open plan to the side of the property, which is stone chipped and in turn open plan to the rear.

REAR GARDEN

41' 1" x 48' 6" (12.52m x 14.78m)

A large, mostly lawned rear garden which has areas of patio, planted beds and hedged border. Garden shed to remain.

GARAGE

OFF STREET



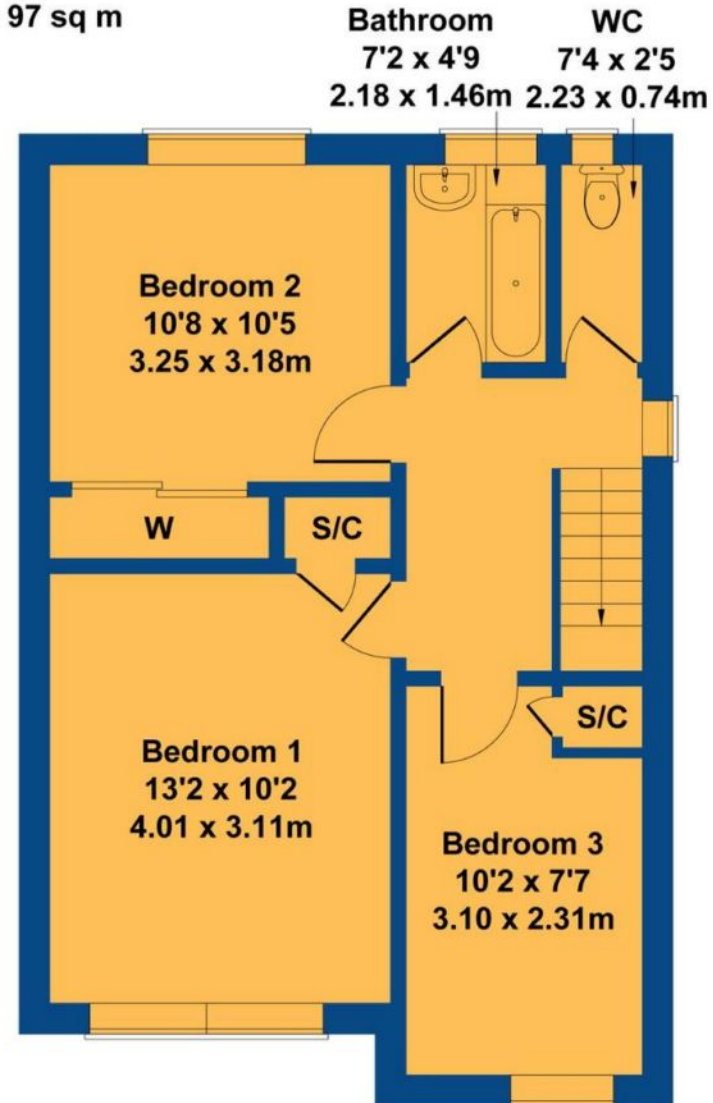


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Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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