





58 The Wheate Close

Rhose, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- IMMACULATE 1990S DETACHED HOME
- 3 BEDROOMS AND REFITTED SHOWER ROOM/WC
- LIVING ROOM & SEPARATE PLAY ROOM/OFFICE
- REFITTED KITCHEN/DINING ROOM
- CLOAKROOM/WC; GAS CH AND UPVC DG
- LOVELY LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING TO THE FRONT
- OPEN VIEWS TO THE REAR OVER AIRPORT GROUNDS
- EPC RATING D66
- CENTRAL CUL DE SAC LOCATION





Entrance Hall

Accessed via composite front door with obscure glazed panels, the hall is carpeted and has a radiator. Panelled door to cloakroom WC and living room.

Cloakroom WC

5' 1" x 2' 7" (1.56m x 0.79m)

Carpeted and with a white close coupled WC and basin with vanity cupboard under. Radiator, coat storage hooks and obscure glazed front window. High fuse box.

Living Room

14' 10" x 14' 8" (4.52m x 4.46m)

Immaculate, carpeted reception room which has two radiators and front window. Panelled door leading to kitchen dining room. Recessed carpeted stair case with spindled balustrade leads to the first floor.

Kitchen dining room

14' 8" x 10' 1" (4.46m x 3.08m)

Initially, carpeted and with space for family table and chairs as required. There is a radiator and French style uPVC doors giving access out to the landscaped rear garden. Panelled door leads to garage conversion, which would be great for ground floor bedrooms or office. Louvre doors access a handy under stair storage cupboard. The dining area is open to the kitchen and divided by a small breakfast bar which matches the work tops. The units are cream and are comprehensively fitted with eye level and base units. Integrated appliances include a four ring gas hob (Neff), electric oven under and cooker hood over. Integrated washing machine, dishwasher and refrigerator. Further rear window and a concealed boiler - fitted in 2020. LED strip light.





Office / Playroom

16' 4" x 7' 10" (4.98m x 2.40m)

Carpeted, additional reception room which has a radiator, front window and uPVC rear door giving access to the garden. Handy utility style fixed storage cupboard, which houses the tumble dryer (not to remain) and freezer (to remain).

Landing

Carpeted, with a side window and panelled doors giving access to the three bedrooms and shower room WC and finally to an airing cupboard which houses the hot water tank.

Shower Room

6' 5" x 5' 9" (1.95m x 1.75m)

Immaculate and refitted with a white suite comprising close coupled WC, basin with vanity cupboard under and one and a half sized fully tiled shower cubicle which has an electric shower inset. Smooth ceiling with 5 spot lights, radiator and obscure glazed window with tiled sill matching the splash backs. Wall mounted mirror with light Free standing storage cupboard - will remain.

Bedroom One

11' 11" x 8' 2" (3.62m x 2.49m)

A spacious carpeted double bedroom with front window and radiator. Dimensions exclude the depth of the double and a triple width wardrobe (recessed).



Bedroom Two

9' 3" x 8' 1" (2.83m x 2.47m)

Carpeted double bedroom with rear window overlooking the airport ground and enjoying an open aspect. Radiator. Free standing sliding mirror fronted wardrobes excluded from dimensions - will remain.

Bedroom Three

8' 2" x 6' 4" (2.50m x 1.94m)

Carpeted single bedroom with front window and radiator. Dimensions exclude the recess and also a handy storage cupboard - over the stairwell.



REAR GARDEN

70' 3" x 28' 6" (21.4m x 8.7m)

Beautifully landscaped initially with a slabbed patio and a matching central path which bisects two areas of lawn, one of which houses the garden shed - which will remain. The end of the garden offers a further small patio and a rockery style area. The rear boundary is of a chicken wire style fence with open views across the lower airport grounds. Gated side access leads to the front. The opposing side leads into the play room/office and has a smaller shed which will also remain. Outside tap.

FRONT GARDEN

Laid to interlocking brick and for off road parking.

DRIVEWAY

2 Parking Spaces

Laid to attractive interlocking brick and providing driveway parking. Access to the front door and to the side via secure gate.





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