





12 Kemeys Road, Rhoose, CF62 3DW

Council Tax band: D; Freehold; EPC TBC

- IMMACULATE SEMI DETACHED BUNGALOW
- 2/3 BEDROOMS – VERY FLEXIBLE ACCOMMODATION
- SPACIOUS BRIGHT AND AIRY LOUNGE
- EXTENDED KITCHEN/BREAKFAST ROOM
- MODERN SHOWER ROOM WITH WC
- DETACHED SINGLE GARAGE PLUS DRIVEWAY
- ENCLOSED REAR GARDEN WITH RAIL SUPPORTS
- GAS CH; UPVC; 5 MINS WALK TO RAIL STATION
- QUIET CUL DE SAC IN MIDDLE OF RHOOSE
- EPC RATING TO BE CONFIRMED

Situated in this sought after cul de sac this single level bungalow comprises a porch, hall, spacious lounge, extended kitchen/breakfast room, shower room with walk in shower plus three further rooms to be used as the buyer wishes. One room, currently the main bedroom, has fitted wardrobes. The other two can be bedrooms, receptions or just occasional rooms to suit.

Outside, the plot has a very low maintenance theme. The front and side is laid to interlocking brick pavior and great for parking. This also leads to the detached single GARAGE that has power and lighting, plus an additional storage shed is attached.

The rear garden is very private and laid to areas of patio and lawn.





Porch

Accessed via a partly glazed uPVC door, the small porch has a part glazed internal door to the hall and a further uPVC window to the side.

Hallway

Carpeted and with matching modern doors to all rooms and a handy storage/airing cupboard. Smooth coved ceiling, radiator, fuse box and meter cupboard.

Lounge

14' 2" x 11' 11" (4.32m x 3.62m)

Immaculate and carpeted this room has a front window and wall mounted electric feature fire. Radiator.

Kitchen Breakfast Room

17' 8" x 15' 9" (5.39m x 4.81m)

A bright and airy L shape room which has a range of white units complemented by modern worktops. Integrated appliances include a 4 ring gas hob, double oven (waist level) and there is space for other appliances as required. Ceramic tiled flooring and splashbacks. The rear extension area has windows and a door to the rear garden plus two Velux windows. There is space for a table and chairs plus a sink inset into the worktops looks on to the garden. Two radiators and a door leads to a cupboard housing the boiler which fires the gas central heating.



Shower Room WC

8' 9" x 5' 6" (2.66m x 1.67m)

With a pristine white suite comprising WC with concealed cisterns, sink with vanity cupboard under and walk in large shower enclosure with adjustable height electric shower. Obscure glazed rear window, chrome heated towel rail and handy cosmetics cupboard. A mix of ceramic tiled splash backs and easy wipe areas in the shower. Mirror.



Bedroom One

16' 0" x 9' 3" (4.88m x 2.81m)

A spacious carpeted bedroom with front window and luxury range of wardrobes. Radiator. Smooth coved ceiling.

Bedroom Two

12' 0" x 7' 11" (3.66m x 2.41m)

With a Karndean flooring, this versatile room has a rear window (to the kitchen area), a handy storage cupboard and smooth coved ceiling. Radiator.

Bedroom Three

11' 11" x 8' 9" (3.63m x 2.67m)

With a Karndean flooring, rear window and radiator. Smooth coved ceiling.

Front Garden

Laid to interlocking brick pavior for ease of maintenance and parking. Dwarf block front wall.

Rear Garden

A fully enclosed rear garden laid to a mix of pavior and lawn. There are pretty planted borders and the garden is enclosed by primarily block walls. There are handrails to assist with mobilisation around the garden. A secure wrought iron gate leads to the front.



DRIVEWAY

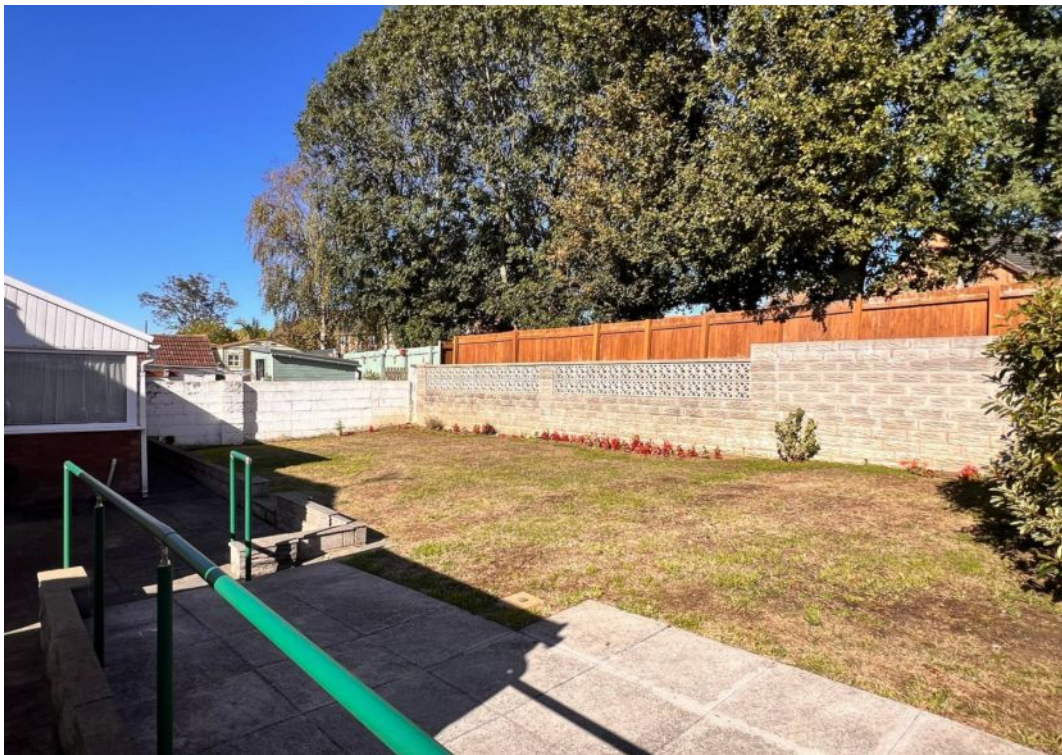
4 Parking Spaces

Off road parking on the interlocking brick paviers for 3 perhaps 4 vehicles. This area leads to the detached single garage.

GARAGE

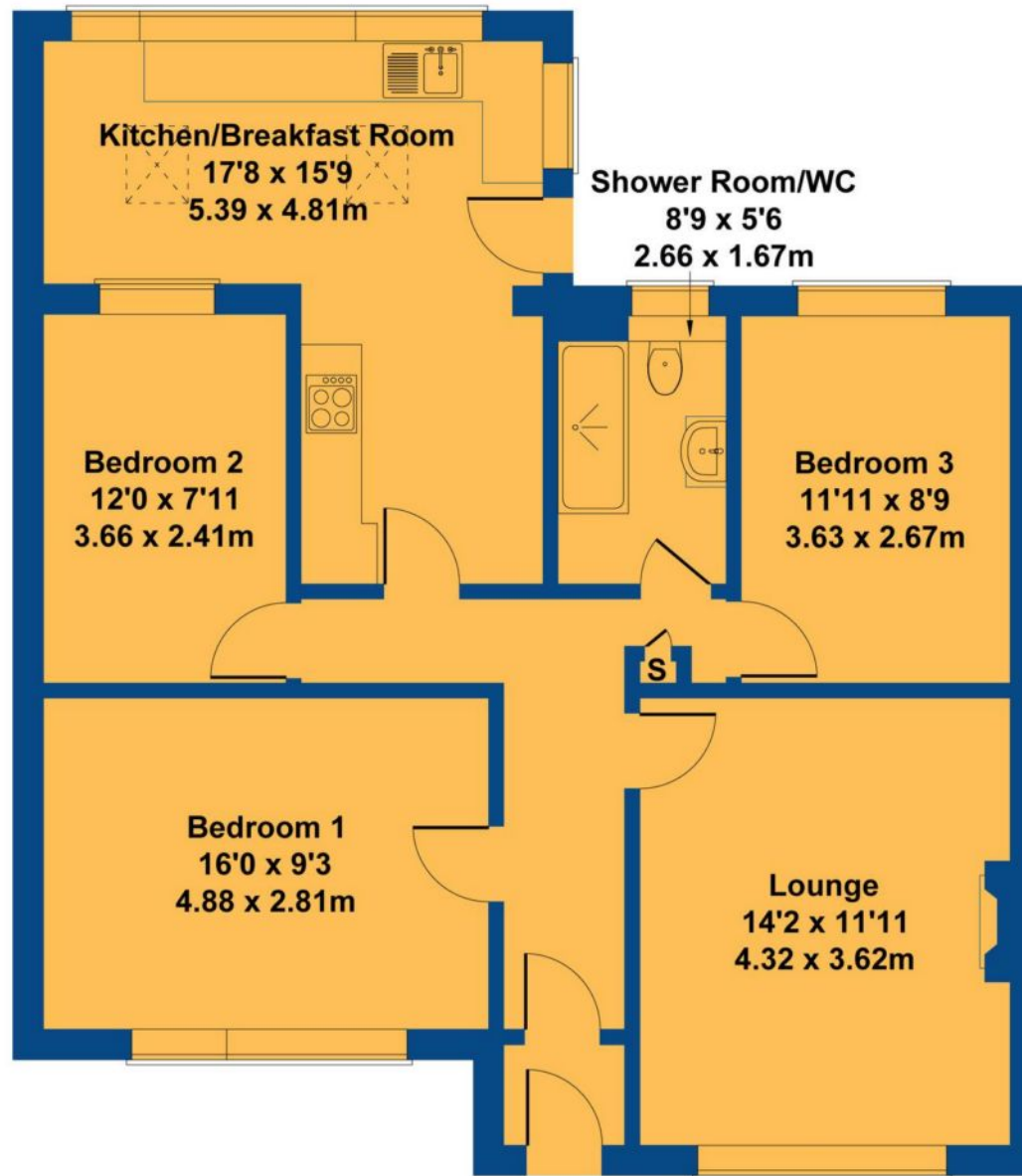
Single Garage

A detached single garage accesses via up and over door plus pedestrian side door. There is power and lighting provided. Measurements are 5.1m x 2.68m.



12 Kemeys Road

Approximate Gross Internal Area
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2025
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