





64 Adenfield Way

Rhosee

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C69

- DETACHED TWO BEDROOM PROPERTY
- VERSATILE LIVING OPTIONS
- TWO BATHROOMS - ONE UPSTAIRS; WITH SHOWER ROOM DOWNSTAIRS
- DRIVEWAY, PLUS GARAGE.
- PRIVATE, LOW MAINTENANCE REAR GARDEN
- EPC RATING C69





Entrance porch

6' 5" x 5' 4" (1.96m x 1.63m)

Access via uPVC door with opaque glazing. Carpeted, smooth walls, coat hooks, loft hatch and inset ceiling lights. Two side aspect opaque windows and radiator. Internal door to Lounge.

Living Room

16' 0" x 12' 8" (4.88m x 3.86m)

Carpeted reception room with front aspect window. Radiator. Smooth walls and coved ceiling. Archway to dining area and door to ground floor bedroom. Open tread staircase to the first floor.

Dining Room

11' 5" x 8' 9" (3.47m x 2.66m)

Continuation of carpet and decor, with French doors out to the rear garden. Radiator. Archway access to kitchen.

Kitchen

16' 1" x 8' 3" (4.89m x 2.51m)

Fitted with a wide range of wood effect eye and base level units including glass displays with lighting, complimented by work surfaces with double Belfast style ceramic sink unit and mixer tap. Space and plumbing for washing machine. Integrated fridge. Standalone RangeMaster five ring hob, hot plate, double oven and grill with large cooker hood, ceiling lights tiled floor open door access to rear lobby. Rear aspect window. Side aspect window.

Rear lobby

7' 9" x 3' 11" (2.37m x 1.20m)

With a tiled floor, partial glazed door to the side. The area is currently being used as a utility with space for a tall fridge freezer with an internal door to the downstairs shower room.





Downstairs shower room

7' 0" x 6' 1" (2.14m x 1.85m)

Shower room fitted with shower cubicle, electric shower inset with sliding door, WC, wash basin. Fully tiled walls and floor. Radiator. Side aspect opaque window. Space for recess storage. Wall mounted boiler.

Bedroom one

12' 8" x 9' 6" (3.85m x 2.89m)

Carpeted double bedroom front aspect window. Radiator. Fitted wardrobes (excluded from dimensions) with sliding mirrored doors.

Landing

Carpeted Velux style window, open door access to walk-in wardrobe; doors off to bedroom and bathroom.

Walk in wardrobe

8' 7" x 4' 6" (2.61m x 1.38m)

Handy walk-in wardrobe with shelving and hanging space. Laminate floor, Velux style window and radiator.

Bathroom

11' 6" x 7' 5" (3.50m x 2.25m)

Spacious four piece bathroom with walk in shower, thermostatic shower inset and brick effect panelled walls. White standalone clawfoot roll-top bath with mixer tap and shower attachment, WC, and wash basin set onto vanity unit. Partial panelled walls, antique style radiator/heated towel rail. Front aspect window and laminate floor.

Bedroom two

12' 9" x 12' 2" (3.88m x 3.70m)

Carpeted double bedroom, front aspect window plus Velux style window to the rear. Radiator. Loft hatch.





REAR GARDEN

Private fully enclosed garden with large flat patio with seating area. Alongside a level Astroturf lawn area with a path through to side courtyard style area. Outside tap. Wooden pedestrian door allowing access to garage and a detached wooden summerhouse/pub style shed.

GARDEN

Front garden with central pathway to front door. Stone chippings, stepping stones and established shrubs.

DRIVEWAY

1 Parking Space

Off road concrete driveway allowing parking for one car

GARAGE

Single Garage

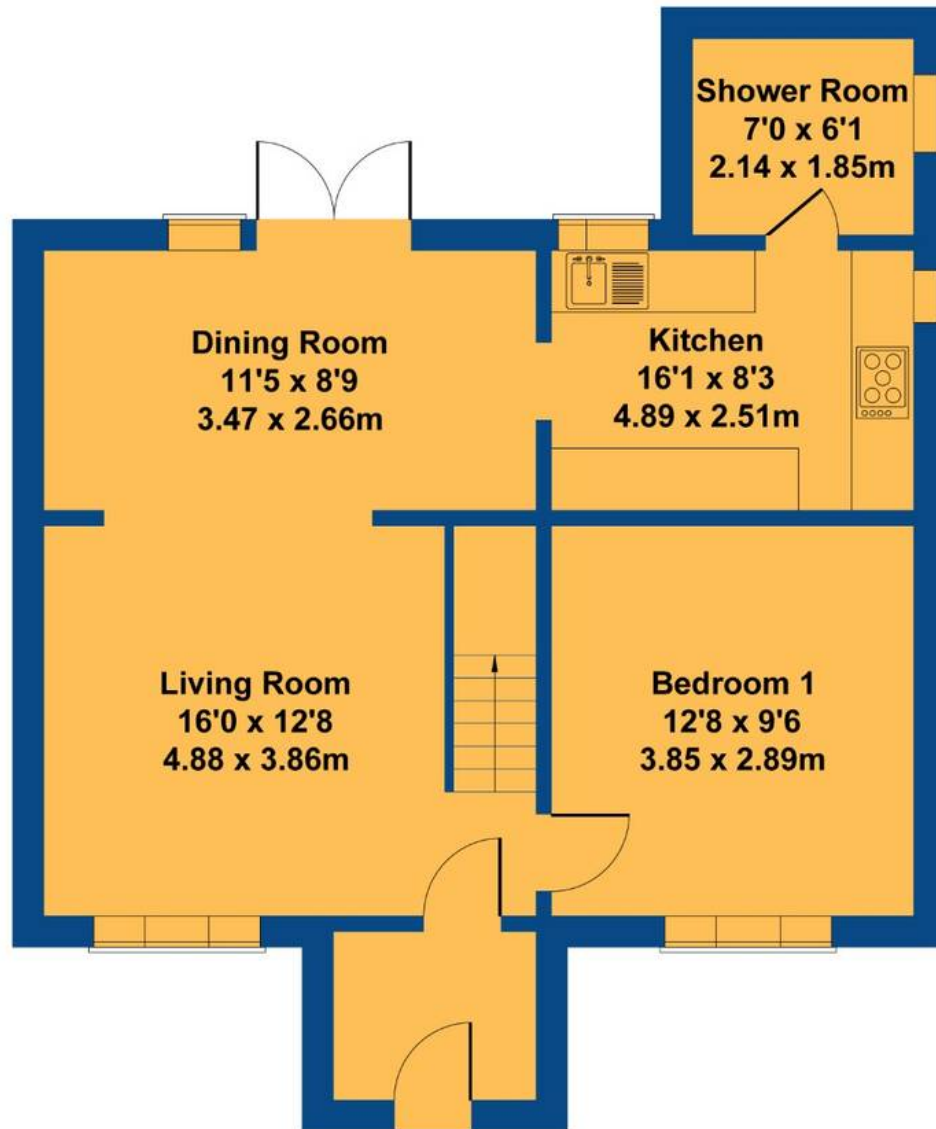
Access via double opening wood doors, plenty of storage space fuse box and meter boxes how are lighting and pedestrian door to the rear garden.



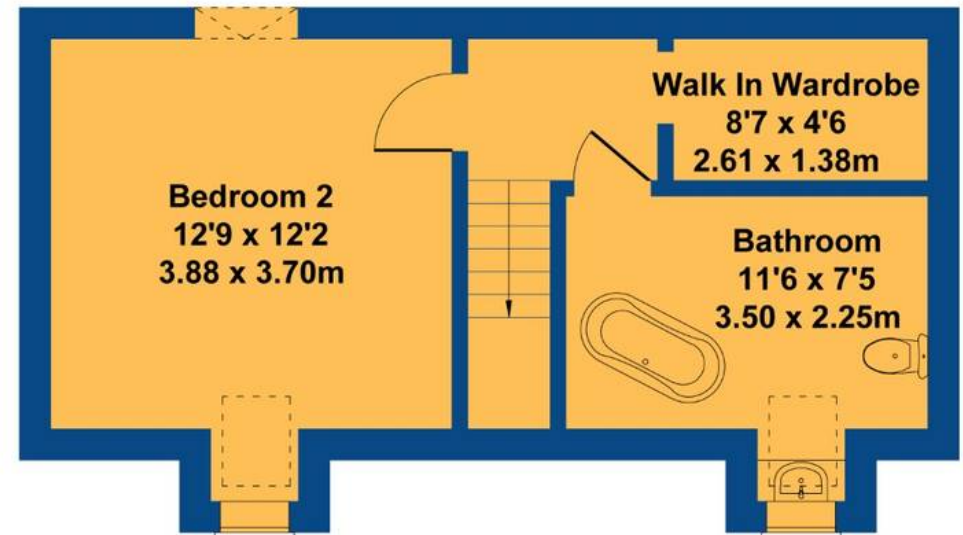


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Approximate Gross Internal Area
1023 sq ft - 95 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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