





47 Railway Road, Rhoose, CF62 3FE

Council Tax: F; Freehold; EPC B84

- 4 DOUBLE BEDROOMS – 3 WITH WARDROBES
- FULL WIDTH KITCHEN/DINER WITH PATIO DOORS
- LIVING ROOM, OFFICE ROOM AND UTILITY/WC
- EN-SUITE AND FAMILY BATHROOM
- IMMACULATE AND STYLISH DECORATION
- MODERN BAY FRONTED DETACHED HOUSE (2020)
- LARGE ENCLOSED AND PRIVATE REAR GARDEN
- SIDE DRIVEWAY TO A GARAGE WITH POWER
- COWBRIDGE COMPREHENSIVE CATCHMENT
- EXCELLENT EPC RATING OF B84

Situated on a sought after development offering school catchment to Cowbridge Comprehensive School. The accommodation comprises a central hall with spacious bay fronted living room, separate office, full width kitchen/diner and utility room with a WC within it.

The first floor has the 4 double bedrooms. The main bedroom has an en-suite double shower and there is a separate family bathroom/WC with shower.

Outside, there is an open plan style frontage with stone chippings and path leading to the front door whilst a side drive offers off road parking and this leads to the single garage which has power and lighting. The rear garden is a real feature due to its size and privacy. There are areas of patio, a level lawn and final raised patio behind the garage.





Entrance Hallway

Accessed via a composite door, the hall has a stylish LVT (luxury vinyl tile) flooring plus a carpeted stairs leading to the first floor. Matching column style doors in white lead to the living room, study, utility/WC, kitchen/dining room and handy under stair cupboard. Radiator and fuse box.

Lounge

17' 11" x 12' 8" (5.47m x 3.86m)

A spacious carpeted room with feature front bay window and radiator.

Office

8' 5" x 6' 9" (2.56m x 2.07m)

A really handy room with front window, radiator and LVT flooring. Versatile as an office, play room etc. Feature papered wall to one elevation.

Kitchen/Dining Room

26' 4" x 10' 5" (8.02m x 3.18m)

A spacious full width room which has LVT flooring, a rear window and French style doors leading to the large enclosed and private rear garden. The kitchen area offers an excellent range of matching units in white and these are complemented by natural wood style worktops and trim and which have a 1.5 bowl sink unit inset. Integrated appliances include a 4 ring gas hob with matching splashback plus extractor hood over. There is an adjacent double oven/grill and further freestanding allocated spaces for a dishwasher and fridge/freezer. There is a concealed boiler. The dining space offers a great family area for table and chairs etc. Radiator. Focal papered wall to dado rail.





Utility / WC

6' 9" x 5' 5" (2.07m x 1.65m)

With LVT flooring, this room has a WC, slot in space for a washing machine plus recessed shelving. A double base cupboard offers storage and deep work top space provides an area for laundry and so on. Radiator, sink unit and extractor. Feature tiled style papered wall to one elevation.

Landing

A central and carpeted landing with matching column doors off to the 4 double bedrooms, bathroom and airing cupboard. Loft hatch.

Bedroom One

13' 11" x 12' 8" (4.24m x 3.86m)

A fabulous size carpeted double bedroom with feature front bay window, two fitted wardrobes and a radiator. A column door leads to the en-suite shower room.

En-Suite

6' 7" x 5' 4" (2.00m x 1.62m)

With a ceramic tiled flooring, the en-suite comprises a white WC, basin and double shower cubicle. Obscure glazed front window, radiator and shaver point. Ceramic tiled splashback areas and a deep tiled sill.

Bedroom Two

13' 9" x 10' 0" (4.18m x 3.06m)

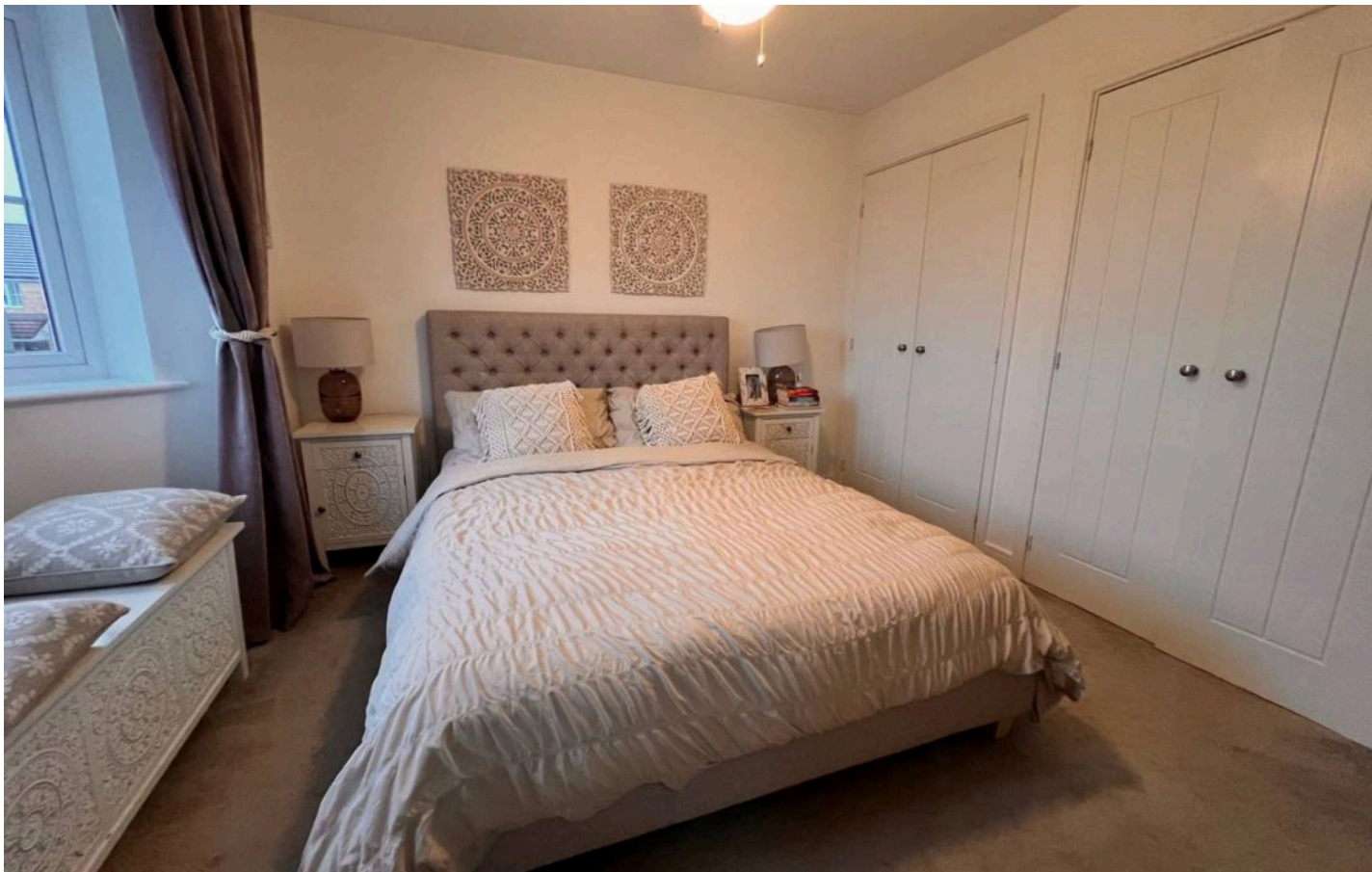
A carpeted double bedroom which is a tremendous size and offers a front window, double wardrobe and radiator.

Bedroom Three

10' 5" x 8' 11" (3.17m x 2.72m)

A third carpeted double bedroom with rear window and recessed double wardrobe which is excluded from the provided dimensions. Radiator.





Bedroom Four

11' 1" x 10' 1" (3.39m x 3.08m)

A carpeted double bedroom with rear window and radiator. Plenty of space for furniture/wardrobes etc.

Family Bathroom

6' 9" x 6' 0" (2.07m x 1.84m)

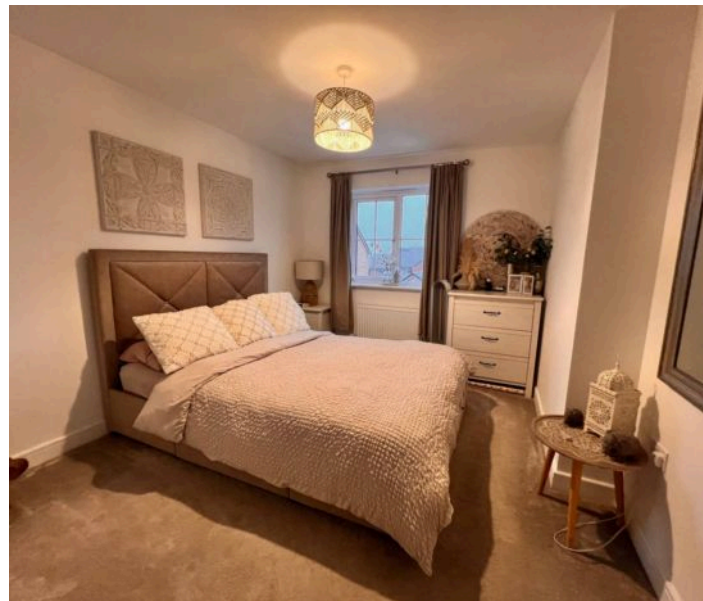
With a ceramic tiled flooring, the bathroom has a white suite comprising WC, basin and bath with screen and waterfall tap over. Further mixer style shower with rainfall style unit and separate adjustable rinse unit. Fully tiled splashback (bath to ceiling). Obscure glazed rear window and radiator.

Front Garden

A stone chipped section with some steps and railings leading to the front door.

Rear Garden

A superb size rear garden which has the added benefit of additional space/width behind the garage. There are areas of patio, lawn, further raised porcelain tiled patio all accessed by Cotswold style slabbed steps. Importantly, the garden enjoys an excellent degree of privacy and is enclosed making it ideal for children and families.



Driveway

A Tarmac area to the side of the property offering space for two cars. This leads to the garage.

Garage


A single garage accessed via up and over door and with power and lighting provided.

Service Charge

There will eventually be a service charge allocated to the property which is expected to be in the region of £300 per annum when introduced. (ie when Taylor Wimpey and the Vale of Glamorgan formally sign off the development)

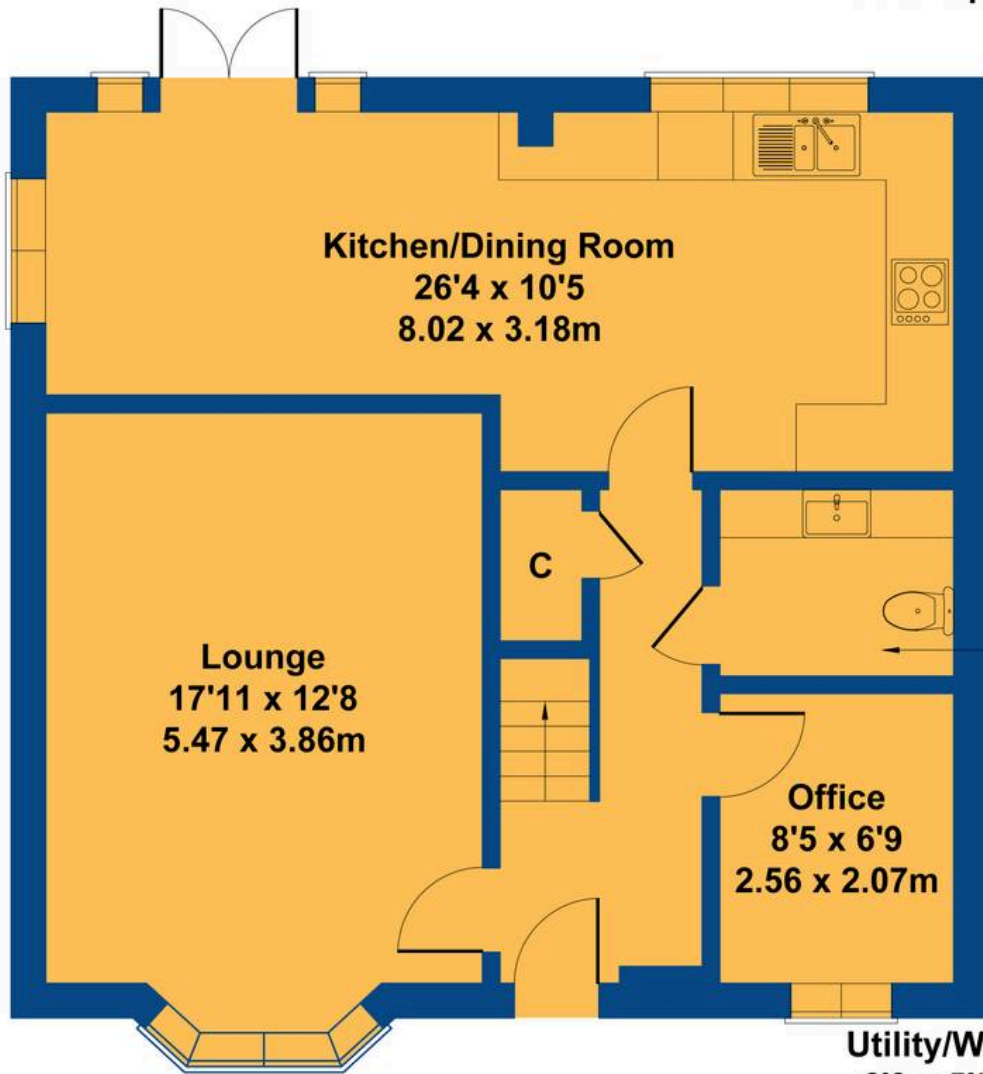


Energy Efficiency Rating

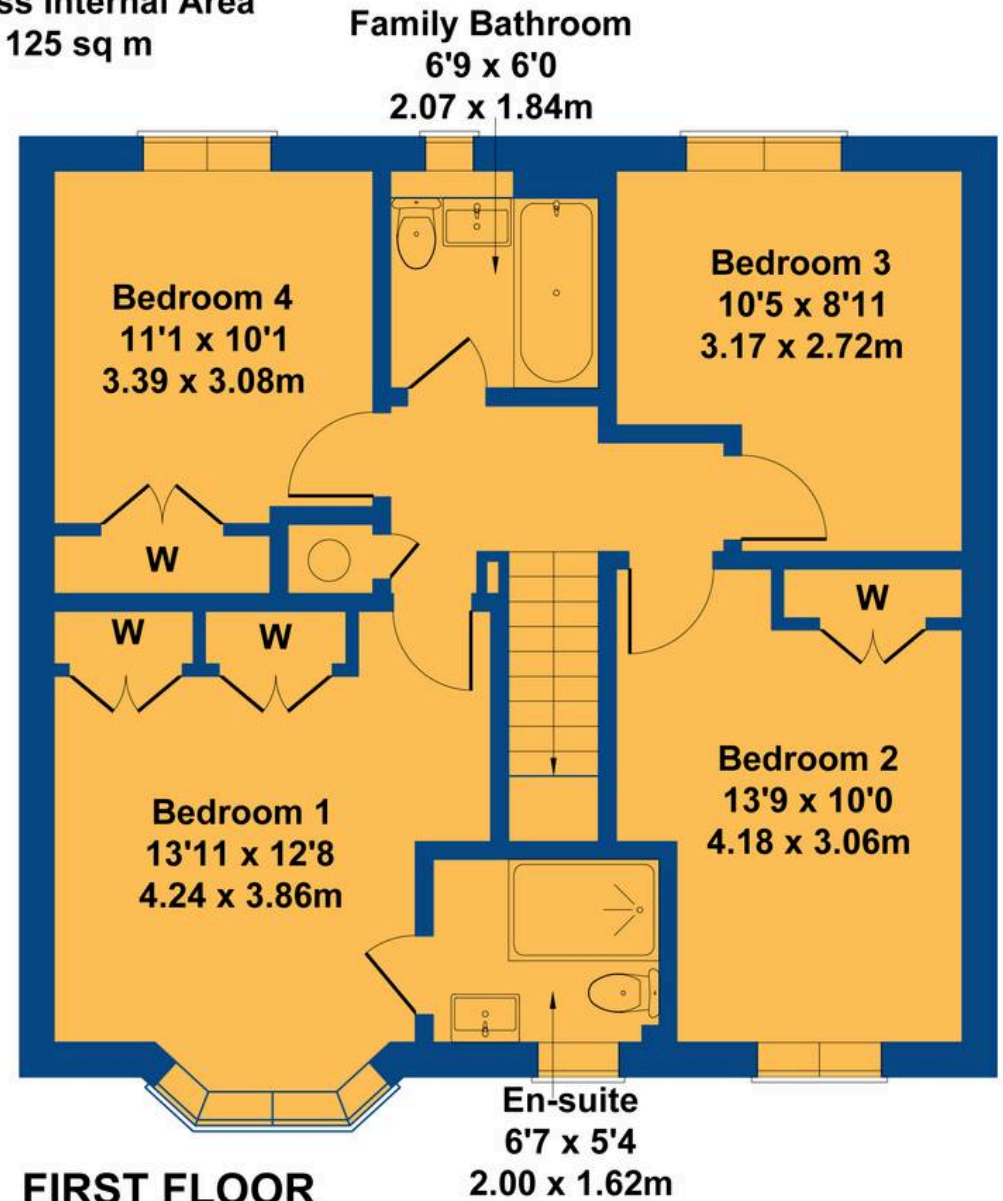
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

47 Railway Road

Approximate Gross Internal Area
1345 sq ft - 125 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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