





11 Porthkerry Road

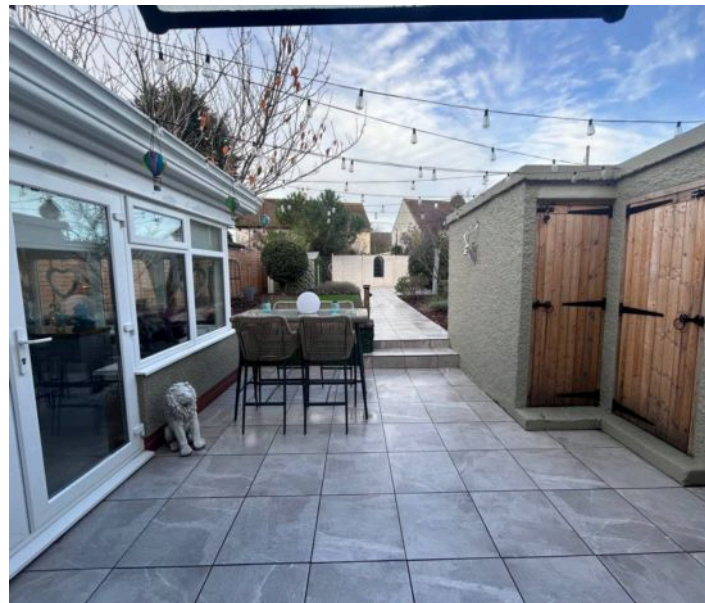
Rhose

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C70

- BEAUTIFULLY PRESENTED END OF TERRACE 3 BEDROOM HOUSE
- LARGE LOUNGE/ DINER
- SEPARATE SHOWER ROOM/ WC
- FULLY ENCLOSED, WELL MAINTAINED REAR GARDEN
- CLOSE PROXIMITY TO LOCAL SHOPS/ AMENITIES
- EPC RATING TBC





Entrance hallway

Access via a composite door into entrance hallway. With matching oak effect doors off to Living Room and Kitchen. Ceramic tiled flooring with carpeted stairs to the first floor. Small double glazed front window. Concealed storage cupboard which houses gas and electric meters.

Living Room/ Diner

32' 11" x 11' 2" (10.04m x 3.41m)

** dining area narrows to 2.59m With a continuation of the ceramic floor tiles. Double glazed front window. Modern style radiator, smooth coved ceiling. Oak effect door gives access to the kitchen. The living room flows nicely into an orangey style dining area. Radiator. French doors allowing access to the rear garden. ** dining area narrows to 2.59m

Kitchen

20' 0" x 9' 10" (6.09m x 3.00m)

With a continuation of the ceramic floor tiles, the modern fitted Wickes kitchen comprises of matching base and eye level units and contrasting worktop with a stainless steel sink inset with mixer tap over. Space for washing machine. Double glazed front bay window and seat unit with handy storage under. Modern tiled splash back. 5 ring range style cooker with one and half oven under (Newworld) and room for an American style fridge freezer. Breakfast bar with radiator under. Smooth ceiling. Double glazed rear window and half double glazed door allowing access to the rear garden. Handy under stair cupboard. There is also a Hive heating system control in place.

Landing

Carpeted with matching column panel doors off to bedrooms, shower room, separate toilet and airing cupboard which conceals the Worcester boiler. Modern radiator. Six recessed spotlights in smooth ceiling.





Bedroom one

12' 2" x 11' 2" (3.72m x 3.40m)

With laminate flooring this spacious bedroom allows space for freestanding wardrobes and drawers. Double glazed front window. Modern radiator and door leading to large built in wardrobe.

Bedroom two

9' 11" x 9' 10" (3.03m x 3.00m)

Carpeted double bedroom with front double glazed window. Tall modern column radiator. Built-in wardrobe space. Loft hatch with loft ladders to part boarded loft space.

Bedroom three

6' 8" x 7' 11" (2.04m x 2.41m)

Carpeted bedroom with rear double glazed window, smooth coved ceiling. Radiator and built-in wardrobe space.

WC

4' 11" x 2' 6" (1.51m x 0.77m)

Compact modern separate toilet with concealed cistern unit. Rear obscure double glazed window. Vinyl flooring. Modern panelled ceiling.

Shower room

5' 7" x 4' 9" (1.69m x 1.45m)

Separate shower room comprising of vinyl flooring. Double shower cubicle with modern thermostatic rainfall style shower head and separate rinse unit. Compact sink unit with storage cupboard under. Four recessed spotlights in modern panelled ceiling. Panelled splashback. Double glazed rear obscure window. Extractor fan and modern radiator.





REAR GARDEN

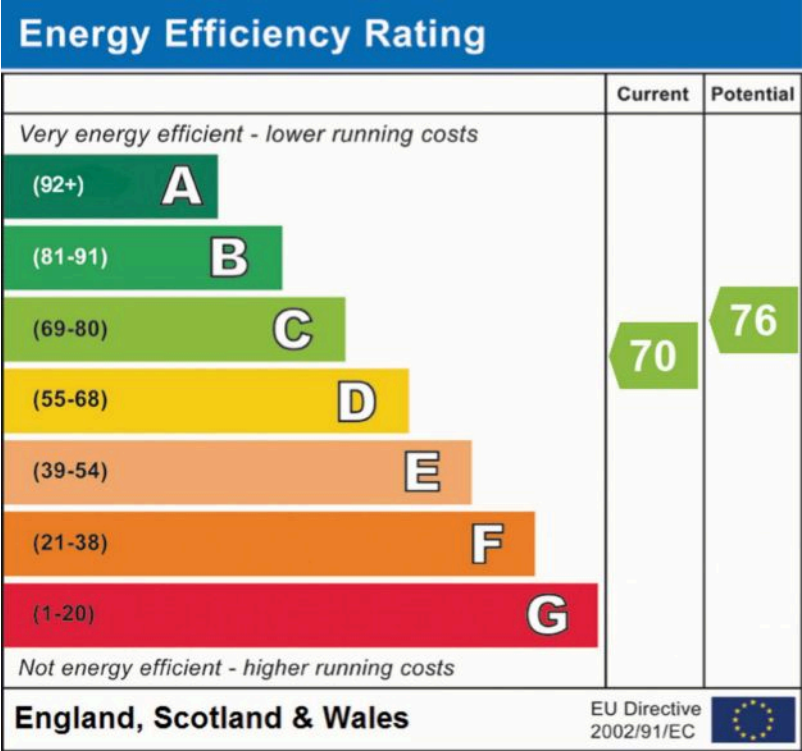
Laid with a mixture of porcelain slabs grass area and chipped shrub areas. Fully enclosed rear garden with a mixture of wooden timber fencing and concrete posts. Outdoor tap. Two outdoor storage shed areas one with power. Double metal shed to remain. Wooden slatted side gate allowing access to front driveway

DRIVEWAY

3 Parking Spaces

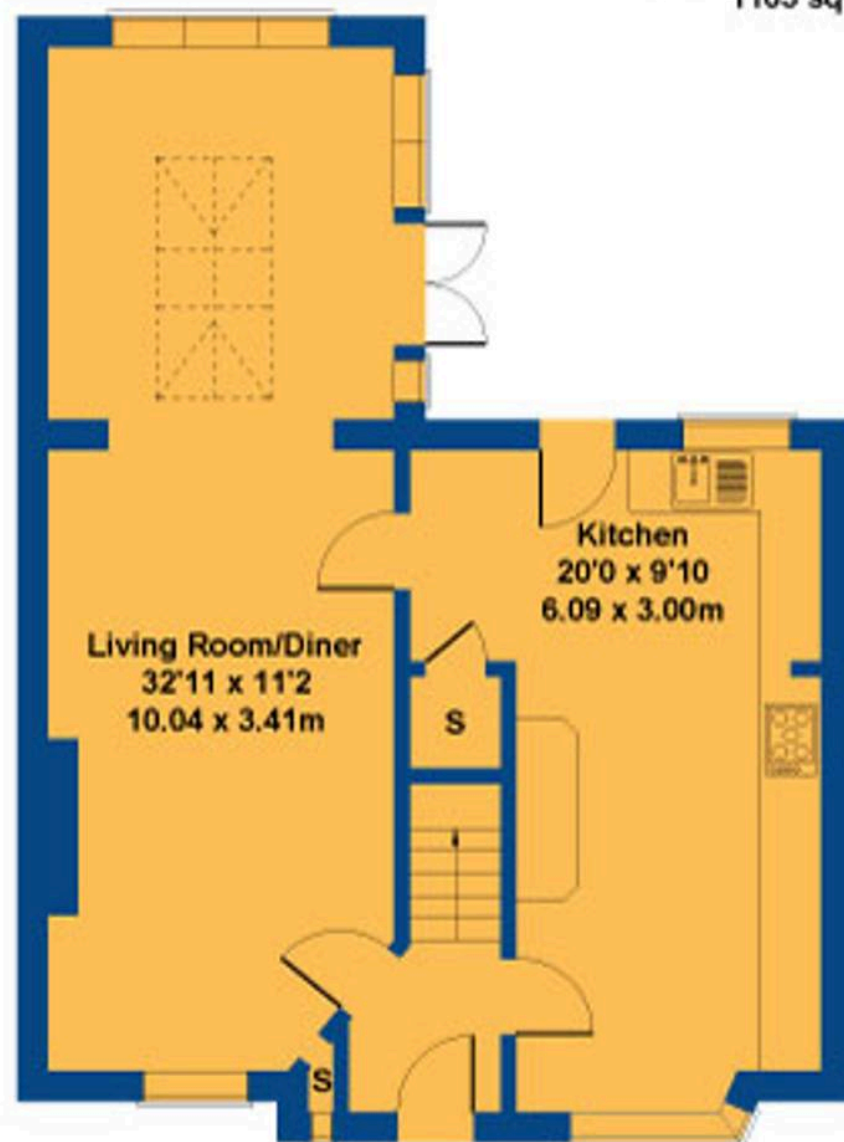
Laid to block paving allowing parking for up to 3 vehicles. Side access to the rear garden.



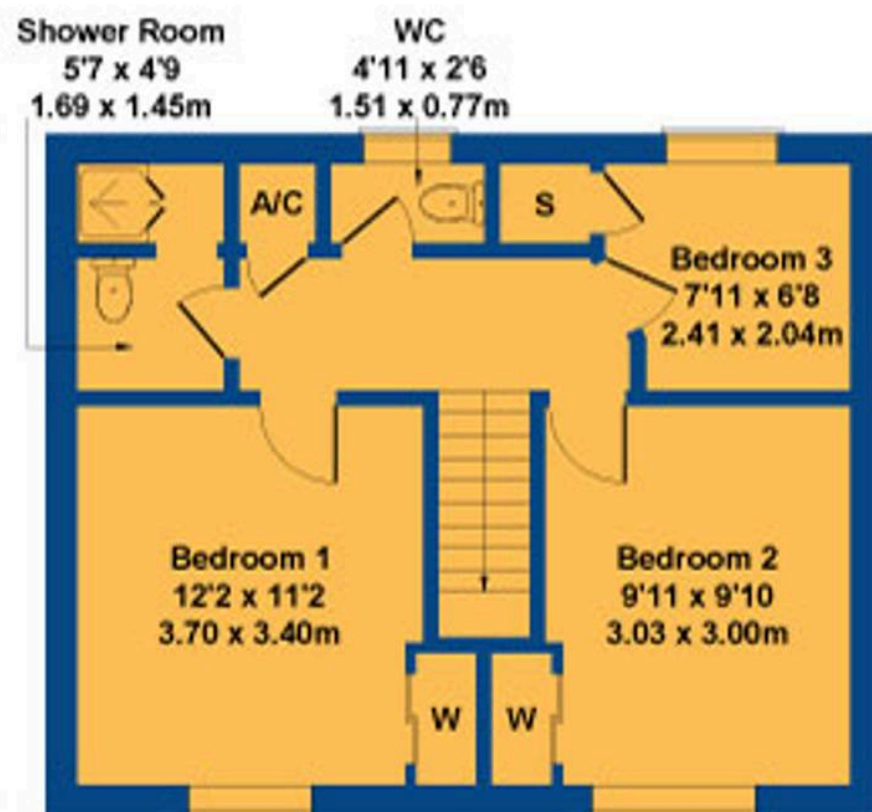


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Approximate Gross Internal Area
1163 sq ft - 108 sq m



GROUND FLOOR



FIRST FLOOR

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



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