



award winning estate agent

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4 Cwrt Newton Pool Rhoose Point



IMMACULATE 3 BEDROOM SEMI

3 CAR PARKING AND A GARAGE

SPACIOUS LIVING ROOM

KITCHEN/BREAKFAST ROOM

ENLARGED EN-SUITE; GCH; UPVC

PRIVATE ENCLOSED REAR GARDEN

£200,000

GREAT PARKING; PRIVATE GARDEN; EXCELLENT ORDER - This delightful 3 bedroom semi is situated within the select cul de sac. The ground floor accommodation comprises a hall, cloakroom/WC, spacious living room with French doors to the rear garden plus kitchen/breakfast room. The first floor has 3 bedrooms - one with an enlarged en-suite - plus there is a family bathroom/WC. Outside, there is a garage plus 3 car drive and the aforementioned rear garden. The property has gas central heating, uPVC windows and is in very close proximity to the rails station of Rhoose and indeed the superb coastal walks along the Heritage coastline.

Tenure Freehold

Tax Band D

Water Meter Yes

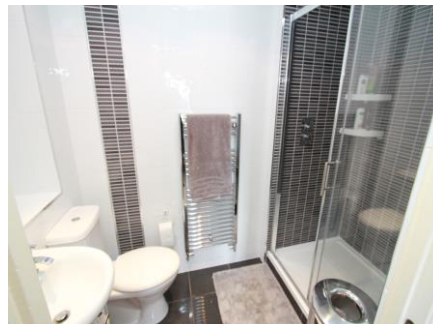
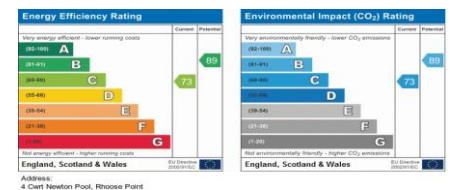
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GROUND FLOOR

Entrance Hallway.

Accessed via a steel coated door with two opaque glazed panels. There is a ceramic tiled flooring, panelled doors giving access to the living room, a kitchen/breakfast room and cloak room/WC whilst a carpeted dog-leg staircase leads up to the first floor. Radiator.

Cloakroom WC. 6' 0" x 2' 10" (1.83m x 0.86m)

In immaculate order with a white suite comprising a close coupled WC with button flush and a pedestal basin. There is a ceramic tiled flooring with complimenting tiles to dado level. Radiator, extractor and fuse box.

Living Room. 15' 8" x 14' 8" (4.77m x 4.47m)

A fabulous sized and very well presented reception room which has a rear window and French styled doors giving access to the private rear garden. The room is carpeted and it has a smooth coved ceiling. Handy under stair storage cupboard. Two radiators.

Kitchen/Breakfast Room. 11' 1" x 8' 10" (3.38m x 2.69m)

Very well appointed with matching eye level and base units in a birch wood style. These are complimented with modern worktops and a matching breakfast bar area. Integrated appliances include a four ring gas hob with electric oven and cooker hood over. Further space for other appliances as required. Ceramic tiled flooring and splash backs plus there is a front window with tiled sill. radiator and smooth ceiling. Concealed boiler firing the gas central heating.

FIRST FLOOR

Landing.

Carpeted matching the stairs. The landing has a side window, loft hatch and matching panelled doors giving access to the three bedrooms, bath and WC and also handy airing cupboard which does offer storage as well.

Bedroom One. 11' 2" x 9' 0" (3.40m x 2.74m)

Carpeted double bedroom with front window, radiator and smooth ceiling. A panelled door gives access to the en-suite.

En-suite. 9' 0" x 4' 5" (2.74m x 1.35m)

A beautifully re-fitted and comprising a white suite with close coupled WC with button flush, pedestal wash basin and double fully tiled shower cubicle with thermostatic shower inset and with contemporary fixed rainfall style shower head. Smooth ceiling with three recess spot lights, chrome heated towel rail and shaver point. Fully ceramic tiled flooring with splash backs and display styled sill. There is also under floor heating.

Bedroom Two. 10' 3" x 8' 1" (3.12m x 2.46m)

A carpeted double bedroom with rear window, radiator and smooth ceiling.

Bedroom Three. 7' 4" x 7' 2" (2.23m x 2.18m)

A carpeted single bedroom with rear window, radiator and smooth ceiling.

Bathroom WC. 6' 3" x 6' 2" (1.90m x 1.88m)

In pristine order and with a white suite comprising of close coupled WC with button flush, pedestal basin and twin grip bath. Easy wipe vinyl flooring plus ceramic tiled splash backs and deep display styled sill with front opening windows. Radiator and shaver point plus extractor inset into the smooth ceiling.

OUTSIDE

Front Garden and Parking.

Laid to a mix of slabs and tarmac and providing off road parking for three vehicles side by side. This also leads to the garage. Small planted section.

Garage. 18' 11" x 8' 9" (5.76m x 2.66m)

Accessed from the front via an up and over door and to the rear there is a partly glazed door accessing the rear garden. It is of block construction and has handy storage into the rafters. Power and lighting is provided.

Rear Garden. 30' deep x 21' wide (9.14m deep x 6.40m wide)

Very well presented and enjoying excellent privacy, the rear garden has an initial full width of decking with LED lighting and this extends to the side of the property where there is a slate chipped area and this in turn accesses the garage. The remainder of the rear garden is laid to lawn with a final small sun deck. It is fully enclosed by well maintained timber fencing. An outside tap.

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.