



## Railway Road, £325,000

- DETACHED GARAGE & DRIVEWAY
- NHBC WARRANTY
- CLOSE TO BEACH & RHOOSE VILLAGE
- Council Tax Band - E
- EN SUITE, CLOAKROOM & FAMILY BATHROOM
- EPC Rating: B



 3  2  2



## About the property

Close to local amenities; Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment, easy access to link roads leading to the M4 corridor and on public transport routes.

## Accommodation

### Entrance Hall

Fitted storage cupboard.

### Cloakroom

W.C, sink.

### Lounge

16' 5" max x 9' 7" max ( 5.00m max x 2.92m max )

3 windows, tv points, carpet.

### Kitchen

9' 8" max x 16' 5" max ( 2.95m max x 5.00m max )

Fitted cupboards and complimentary worktops, space for appliances, fitted oven with hob and cooker hood, French doors to rear, windows to side and rear, laminate wood flooring.



### **Bedroom One**

12' 4" max x 9' 9" max ( 3.76m max x 2.97m max )

2 windows, fitted cupboards, carpet, door to ensuite.

### **En Suite**

Tiled floor, double shower, w.c, sink.

### **Bedroom Two**

9' 4" max x 9' 9" max ( 2.84m max x 2.97m max )

Fitted wardrobes, carpet, window.

### **Bedroom Three**

9' 8" max x 7' max ( 2.95m max x 2.13m max )

Window, carpet.

### **Rear Garden**

\*SEA VIEWS\* patio areas, artificial grass, gate for rear access.

### **Garage**

Detached garage and driveway.

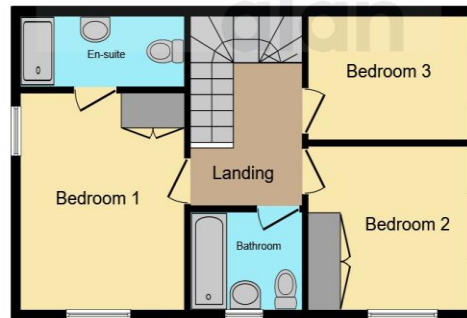
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## Floorplan



**Ground Floor**



**First Floor**

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