



Viaduct View , Rhoose CF62 3BX Chain Free £350,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING E

*** RARE TO THE MARKET *** This three-bedroom detached bungalow is a must-see property that offers a range of desirable features. Situated within walking distance of Porthkerry country park and coastal paths, it provides easy access to beautiful natural surroundings and scenic walks. Additionally, its close proximity to Cardiff International airport makes it an ideal location for frequent travellers. The property is conveniently located just a stone's throw away from Rhoose village, offering access to various local amenities, schools, and public transport links. Viewing this property is essential in order to fully appreciate its unique qualities and potential.

The property features an entrance hallway that leads into a fitted kitchen, utility room, and a shower room. Moving further into the property, there are three bedrooms and a family bathroom. The rear of the property boasts a terraced area that offers stunning views across the Vale and viaduct. It is important to note that the neighbouring property's garden is situated directly behind the rear terrace of this dwelling. To the front of the property, there is an enclosed front garden with a well-maintained lawn and established shrubbery. Additionally, there is a block paved driveway that provides access to a garage. The garage itself includes a workshop area.

The property benefits from gas central heating. Furthermore, partial UPVC double glazed windows are installed throughout the dwelling, enhancing energy efficiency and insulation.



FRONT

Enclosed Forecourt front, Establish shrubbery, laid lawn, decorative chippings. Block paved driveway, access to garage. Block paved path leading to UPVC double glazed front door. Side access to rear court yard. Side access to rear terrace area. UPVC door with obscured glass leading to utility area.

Entrance Hallway

5'00 x 12'01 (1.52m x 3.68m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood block flooring, wall mounted radiator. UPVC double glazed front door leading from front driveway. Wooden doors leading to kitchen, bedroom three, main living room, and family bathroom. Further door leading to a inner hallway with further wooden doors leading to bedrooms one and two.

Kitchen

8'09 x 13'10 (2.67m x 4.22m)

Textured ceiling, porcelain tiled walls, porcelain tiled flooring, UPVC double glazed windows to the front elevation. Fitted kitchen, comprising of wall and base units, wood laminate worktops. Stainless steel double sink. Integrated double oven, integrated electric hob. Space for dishwasher, space for fridge freezer. Wooden door leading to storage area's. Wooden door leading out to entrance hallway and utility area.

Utility Room

5'06 x 8'00 (1.68m x 2.44m)

Panelled ceiling, porcelain tiled walls, porcelain tiled flooring, wall mounted radiator. UPVC double glazed front door with obscured glass leading from the front elevation. Space for fridge freezer, built in wall units. Wooden door leading to garage and workshop area. Further wooden door with glass inserts leading to the shower room.

Shower Room

5'04 x 8'00 (1.63m x 2.44m)

Panelled ceiling, porcelain tiled walls, porcelain tiled flooring, wall mounted radiator. UPVC double glazed window to the rear elevation with obscured glass. Enclosed freestanding shower unit, close coupled toilet, pedestal wash hand basin. Wooden door with glass inserts leading to the entrance hallway.

Dining Room

9'08 x 10'06 (2.95m x 3.20m)

Smoothly plastered ceiling with coving, papered walls - part plastered, wood block flooring, wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching views of the Vale and the viaduct. Through to the main living room area. Wooden door leading out to the entrance hallway.

Living Room

11'08 x 19'04 (3.56m x 5.89m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood block flooring, wall mounted radiators. Fireplace with solid stone surround. UPVC double glazed sliding patio doors leading out to paved patio area with far-reaching views of the Vale and viaduct.

Bedroom Three

9'05 x 10'05 (2.87m x 3.18m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood block flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Built in storage, wooden door leading to the entrance hallway.

Inner Hallway

2'11 x 9'03 (0.89m x 2.82m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood block flooring. Wooden door leading to bedrooms one and two.

Bedroom One

10'05 x 14'08 (3.18m x 4.47m)

Smoothly plastered ceiling with coving, papered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window with views over the rear patio area with views of the Vale and viaduct. Wooden door leading out to the entrance hallway.

Bedroom Two

9'04 x 10'10 (2.84m x 3.30m)

Smoothly plastered ceiling with coving, papered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed door leading out to a inner courtyard. Wooden door leading out to the entrance hallway.

Family Bathroom

6'01 x 7'08 (1.85m x 2.34m)

Panelled ceiling, porcelain tiled walls, vinyl flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Freestanding bath, pedestal wash hand basin, close coupled toilet. Wooden door leading out to the entrance hallway.

WorkShop

10'07 x 12'09 (3.23m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls, concrete flooring. UPVC double glazed window to the rear courtyard. Wooden door with glass inserts leading to the garage. Wooden door leading to the utility area.

REAR COURTYARD

Paved patio area with ample area for seating and storage. Steps leading to UPVC double glazed patio door leading into bedroom two. Side access to the front driveway.

GARAGE

Up and over door. Accessed via the front drive. Wooden doorway with glass inserts leading into workshop. Electric lights and sockets.

REAR TERRACED AREA

Paved patio area, ample space for seating. Breath taking views of the vale and of the viaduct. The neighbouring properties garden lies directly behind the rear terrace of this dwelling. Side access to front garden and access to driveway.

COUNCIL TAX

Council tax band F

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

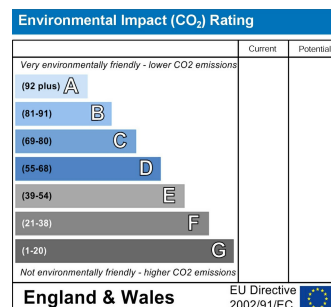
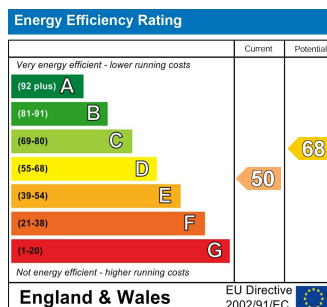
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

PHOTOGRAPH DISCLAIMER

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TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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