



47 The Wheate Close, Rhoose

£215,000 Freehold

BEAUTIFULLY REFURBISHED PROPERTY • PERFECT FOR FIRST TIME BUYERS • SOUTHERLY ASPECT REAR GARDEN • ALLOCATED PARKING SPACE • OPEN PLAN LOUNGE/DINING ROOM • CATCHMENT FOR RHWS PRIMARY SCHOOL AND YSGOL SANT BARUC • CATCHMENT FOR COWBRIDGE SCHOOL • CLOSE PROXIMITY TO RHOOSE PHARMACY AND RHOOSE MEDICAL CENTRE (0.7 MILES) • EPC RATING OF C74





NO ONWARD CHAIN; BEAUTIFULLY REFURBISHED TWO BEDROOM HOUSE; SOUTH FACING REAR GARDEN; NO ONWARD CHAIN:

Situated at the head of a cul de sac and in the middle of Rhoose village, this lovely 1990s built two bedroom home offers a great opportunity for a first time buyer, or investor looking to rent out at circa £950pcm.

The ground floor offers an entrance hall with front facing newly fitted kitchen and then there is a large open plan lounge/diner with sliding patio doors leading to the rear garden. The first floor has two bedrooms - both with wardrobes and also there is a refitted bathroom/WC/shower.

A slabbed pathway leads to the front door, and there is an allocated parking space right outside.

This property falls within the catchment areas for both Rhws Primary School and Ysgol Sant Baruc, as well as Cowbridge School, making it an ideal choice for the younger families. Convenience is key with Rhoose rail station, shops, pharmacy and Post office a short walk away.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Hallway

Access via a uPVC front door with stained glazed panels. Carpeted flooring, radiator, feature archway leading to the kitchen and a door leads to the lounge/dining room. Fuse box.

Kitchen

7' 11" x 7' 10" (2.41m x 2.39m)

A beautifully refitted kitchen with range of white units complemented by matching worktops which have a sink inset. Integrated oven, hob and hood with further space for other appliances as required. Front uPVC window and ceramic tiled splashback. Vinyl flooring. Wall mounted Worcester combi-boiler which fires the central heating (2020).

Lounge/Dining Room

16' 7" x 11' 9" (5.05m x 3.58m)

An immaculate, spacious, carpeted room with sliding double glazed patio doors giving access to the south facing rear garden. A matching carpeted staircase leads to the first floor. Two radiators.

Landing

Carpeted with doors giving access to two bedrooms and a bathroom/WC. Loft hatch.





Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m)

A great size carpeted double bedroom with a radiator and recessed double wardrobe (excluded from the dimensions provided). Rear uPVC windows offer an open aspect and distant view of the Bristol channel.

Bedroom Two

10' 7" x 6' 10" (3.23m x 2.08m)

A carpeted single bedroom with a radiator, front uPVC window and recessed triple wardrobe (excluded from the dimensions provided).

Bathroom

7' 8" x 4' 10" (2.34m x 1.47m)

A stylish refitted suite in white comprising WC, bath with central tap and mixer shower over and pedestal wash basin. Modern vinyl flooring, radiator and extractor. Obscure glazed uPVC front window and tiled sill matching the splashbacks. Mirror.





REAR GARDEN

FRONT GARDEN



blackbear