





## 19 Rhoose Way, Rhoose

Council Tax: F; Freehold, EPC B85

- DELIGHTFUL DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 2 RECEPTIONS & 26' KITCHEN/DINER
- EN-SUITE AND FAMILY BATHROOM/WC
- LARGE LANDSCAPED, LEVEL REAR GARDEN

A beautiful 4-bedroom detached house. The inviting living room offers the ideal space for relaxation, while the stylish kitchen is a culinary haven, equipped with appliances and ample storage. Upstairs, the generously proportioned bedrooms provide a peaceful retreat, the largest having an en-suite shower room for added convenience.

Outside, the property truly shines with its expansive rear garden. The Cotswold style patio sets the scene for al fresco dining, overlooking the lush lawn and two raised planters bursting with vibrant blooms. Enclosed by a mix of timber fencing and a high wall, privacy is ensured as you unwind in this idyllic setting.

The front garden has planted borders and a central path leads to the front door. Additionally, the detached single garage, complete with power and lighting, provides convenient storage and parking solutions.

Importantly, the location falls in the catchment for Cowbridge Comprehensive School which is a big draw for families.



### Entrance Hall

Accessed via a composite door and with superb wood flooring. Carpeted stairs, alarm panel plus panelled doors lead to the living room, study, kitchen/diner and cloakroom/WC/utility and under stair cupboard (plus there is further additional open space).

### Cloakroom/WC/Utility

Dimensions: 6' 9" x 5' 5" (2.06m x 1.65m). With superb wood flooring, ceramic tiled splash-backs, white WC and wash basin with cupboard under. Space for washing machine, deep worktop area and radiator. Coat hanging space.

### Living Room

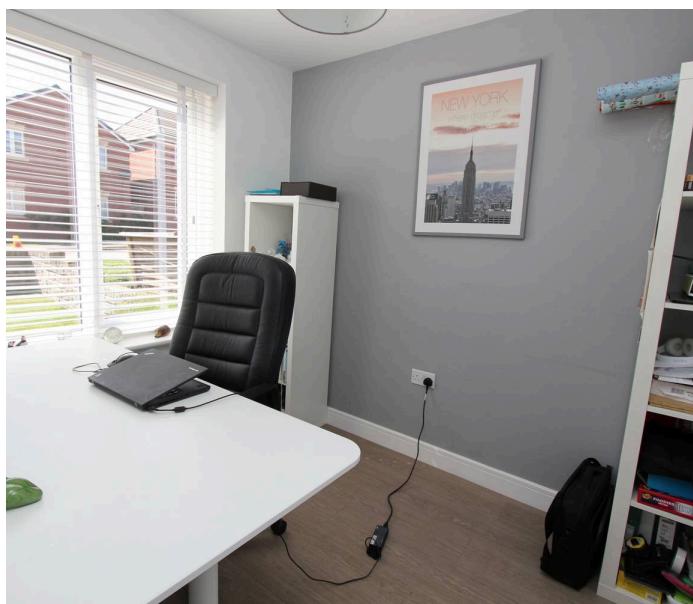
Dimensions: 18' 2" into bay x 12' 7" (5.53m into bay x 3.83m). A great size carpeted room with feature front bay window. Two radiators.

### Home Office/Study

Dimensions: 8' 4" x 6' 9" (2.54m x 2.06m). With the wood flooring, a practical second reception with front window and radiator.

### Kitchen/Dining Room

Dimensions: 26' 3" x 10' 5" (7.99m x 3.17m). A stylish social room with the wood flooring, Rear and side windows plus French doors lead to the landscaped rear garden. The kitchen area is fitted with high gloss soft close units in cream complemented by striking worktop with 1.5 bowl sink unit and ceramic tiled splash-backs. 4 ring gas hob with extractor over, waist level double oven/grill plus space for fridge/freezer and dishwasher. Concealed boiler firing the gas central heating. Radiator. The dining area has perfect space for a family table and a further radiator.





### Central Landing

Carpeted and with panelled doors to the 4 double bedrooms, bathroom and airing cupboard with slatted shelf. Radiator and loft hatch.

### Bedroom One

Dimensions: 14' 10" into bay x 12' 7" (4.52m into bay x 3.83m). A carpeted double bedroom with feature front bay window with side sea view. Radiator and two fitted double wardrobes. Panelled door to the en-suite.

### En-Suite

Dimensions: 6' 6" x 5' 3" (1.98m x 1.60m). With a white WC, pedestal basin and double shower cubicle. Opaque front window, ceramic tiled splash-backs and radiator. Shaver point, mirror and wood flooring.

### Bedroom Two

Dimensions: 13' 8" x 10' 0" (4.16m x 3.05m). A carpeted double bedroom with front window and radiator. Fitted double wardrobe.

### Bedroom Three

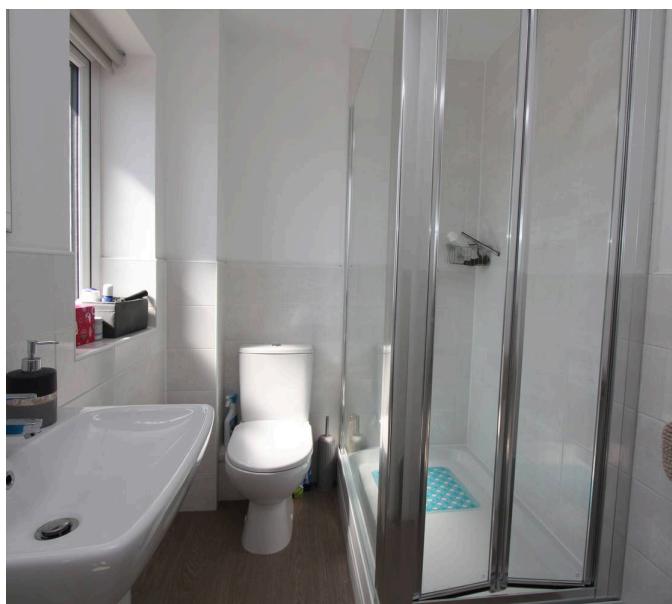
Dimensions: 10' 5" x 8' 1" (3.17m x 2.46m). A carpeted double bedroom with rear window and radiator. Recessed double wardrobe excluded from dimensions.

### Bedroom Four

Dimensions: 11' 3" x 10' 0" (3.43m x 3.05m). An L-shape style, carpeted double bedroom with rear window and radiator.

### Family Bathroom

Dimensions: 6' 9" x 6' 0" (2.06m x 1.83m). With a white WC, pedestal basin and bath. Opaque rear window, radiator and shaver point. Ceramic tiled splash-backs and deep sill. Wood flooring.





### Maintenance Charge

There is an annual maintenance fee to cover the upkeep of outside spaces, children's parks etc, and this equates to around £180 per annum.

### Front Garden

Lawned with pretty planted borders. Central path leading to the front door. Attractive boundary wall and pillared entrance.

### Rear Garden

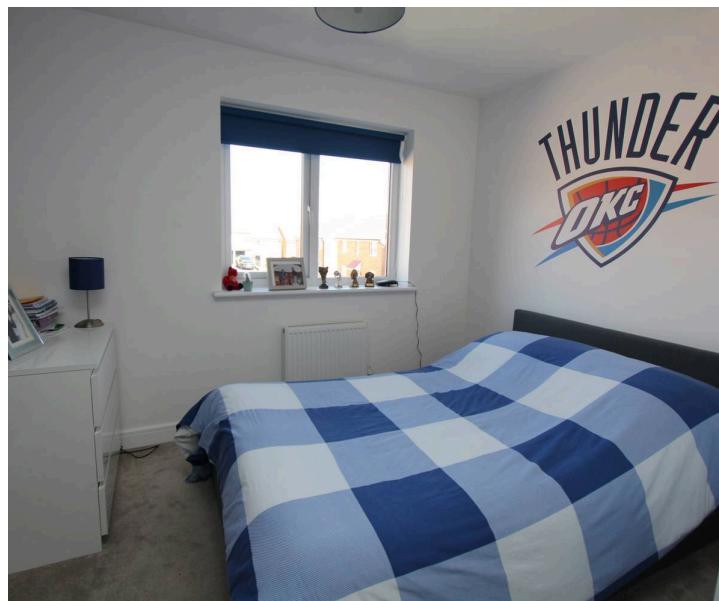
10.36m x 8.23m - A large rear garden with initial Cotswold style patio, lawn and two raised planters. Enclosed by a mix of timber fencing and high wall. Pedestrian gate to the driveway and garage.

### Garage

A detached singled garage with power and lighting provided, accessed via up and over door.

### Driveway

Laid to tarmac for two vehicles and this leads to the garage.



# 19 Rhoose Way

Approximate Gross Internal Area

1335 sq ft - 124 sq m

## Cloakroom/WC/Utility

6'9 x 5'5

2.06 x 1.65m

## Kitchen/Dining Room

26'3 x 10'5

7.99 x 3.17m

## Living Room

18'2 x 12'7

5.53 x 3.83m

## Home Office/ Study

8'4 x 6'9

2.54 x 2.06m

## Family Bathroom

6'9 x 6'0

2.06 x 1.83m

## Bedroom 3

10'5 x 8'1

3.17 x 2.46m

## Bedroom 4

11'3 x 10'0

3.43 x 3.05m

## Bedroom 2

13'8 x 10'0

4.16 x 3.05m

## Bedroom 1

14'10 x 12'7

4.52 x 3.83m

## En-suite

6'6 x 5'3

1.98 x 1.60m

**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021

**For Illustrative Purposes Only.**



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