



## 15 The Wheate Close, Rhoose

Offers over £340,000 Freehold

STYLISH EXTENDED 4 BEDROOM FAMILY HOME • IMMACULATE FRONT LIVING ROOM • STUNNING SOCIAL KITCHEN/DINING ROOM • STUDY, UTILITY ROOM AND STORAGE GARAGE • GORGEOUS FAMILY BATHROOM/WC/SHOWER • SOUTH WEST FACING LANDSCAPED ENCLOSED REAR GARDEN • FRONT GARDEN WITH SPACE FOR 3 VEHICLES • CUL DE SAC LOCATION IN CENTRAL RHOOSE • COWBRIDGE SCHOOL CATCHMENT; EPC C75





**\*\*A STYLISH DELIGHT IN A CENTRAL LOCATION!\*\***

Step into this beautifully extended 4-bedroom family home and prepare to be impressed! The front living room is immaculate - perfect for relaxing after a long day. But the real showstopper? The 'stunning' social kitchen/dining room that's just begging for lively gatherings and delicious meals. With a study, utility room, and storage garage, practicality meets style effortlessly. Upstairs, find a gorgeous family bathroom and 4 bedrooms – 3 doubles and 1 single, ideal for a growing family.

Outside, there is a landscaped enclosed rear garden and front garden/drive with parking for 3 vehicles – convenience at its best!

The property has gas central heating and double glazing as expected.

All this in a peaceful cul-de-sac location in central Rhoose, and within the sought-after Cowbridge School catchment.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPI Impact Rating:





**Entrance Hall**

**Lounge**

14' 6" x 11' 3" (4.43m x 3.42m)

**Social Kitchen/Dining Room**

20' 8" x 14' 5" (6.30m x 4.40m)

**Cwtch/Study Area**

8' 0" x 6' 11" (2.44m x 2.12m)

**Utility Room**

10' 7" x 7' 5" (3.22m x 2.26m)

**Garage**

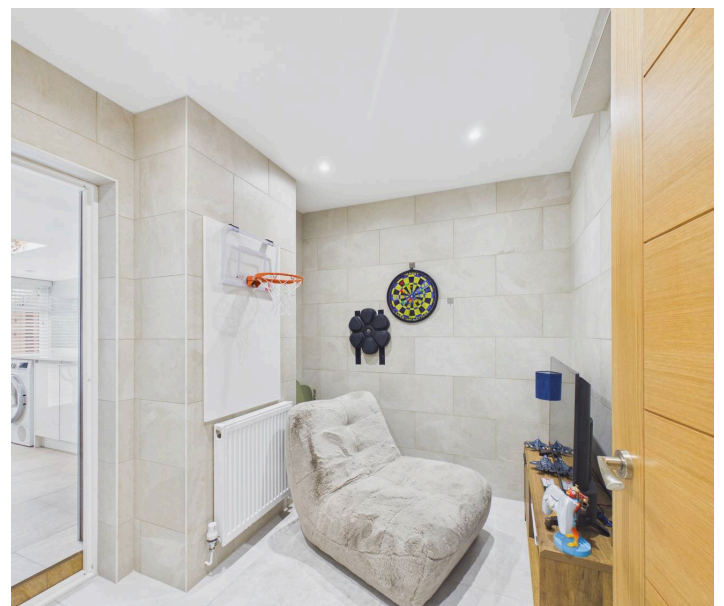
9' 1" x 8' 9" (2.77m x 2.67m)

A storage garage accessed from the front via up and over door and with a return door to the cwtch/study area. Power and lighting is provided. nb - there is not sufficient space to house a car as part of the garage is the cwtch/study.

**Landing**

**Bathroom/WC/Shower**

15' 8" x 5' 5" (4.78m x 1.66m)





**Bedroom One**

11' 11" x 7' 11" (3.63m x 2.42m)

**Bedroom Two**

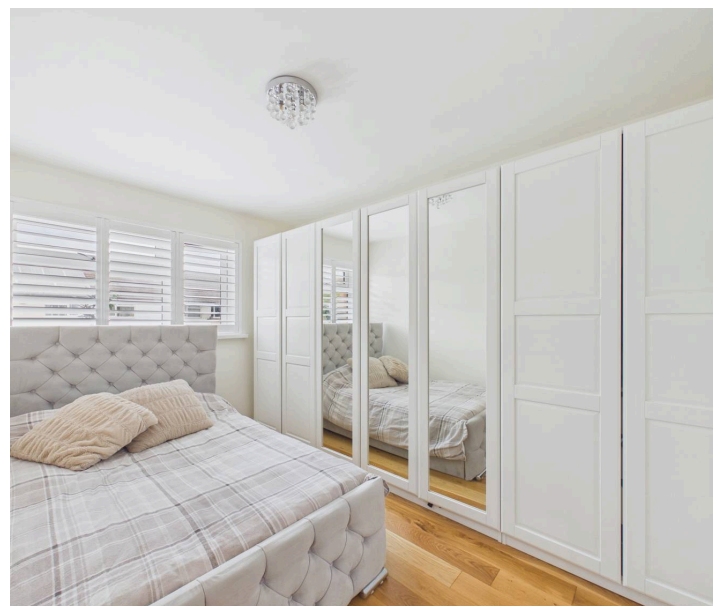
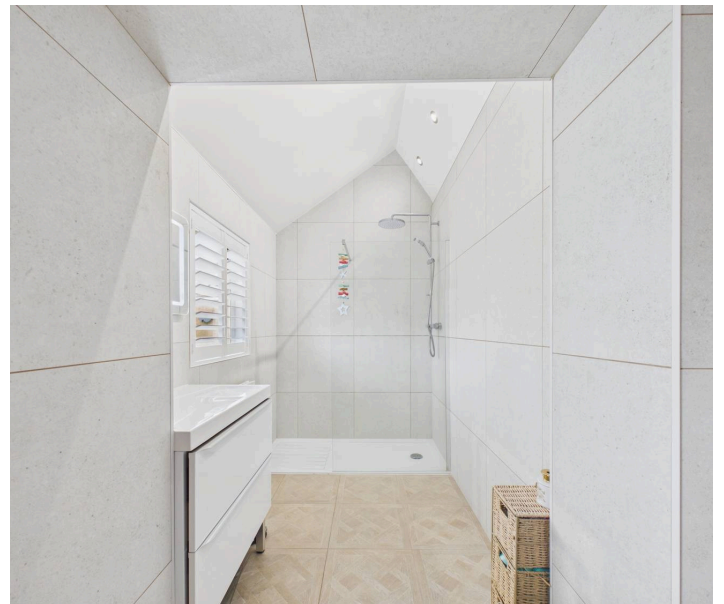
11' 3" x 7' 11" (3.42m x 2.41m)

**Bedroom Three**

10' 11" x 8' 5" (3.34m x 2.56m)

**Bedroom Four**

9' 0" x 6' 3" (2.75m x 1.90m)





#### **FRONT GARDEN**

Laid to block paving and providing parking facilities and space for recycling etc.

#### **REAR GARDEN**

33' 0" x 24' 0" (10.06m x 7.32m)

A fully enclosed landscaped garden which is laid to stone slabs in the main. There is a slightly raised level sun deck and bordering fenced and brick wall.



**blackbear**