





47 The Wheate Close

Rhose

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 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





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.

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.

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).

Landing - A re-carpeted landing with doors giving access to the two bedrooms and 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.





Front Garden

Laid to a small area of lawn with a slabbed pathway leading to the front door which is accessed via a canopied storm porch.

Rear Garden

Enclosed by well maintained timber fencing. The rear garden enjoys a southerly aspect and comprises areas of an initial Cotswold style slabbed patio with the remainder being laid to chippings for ease of maintenance. There is a convenient rear gate to access Readers Way simplifying access to the main village.

ALLOCATED PARKING

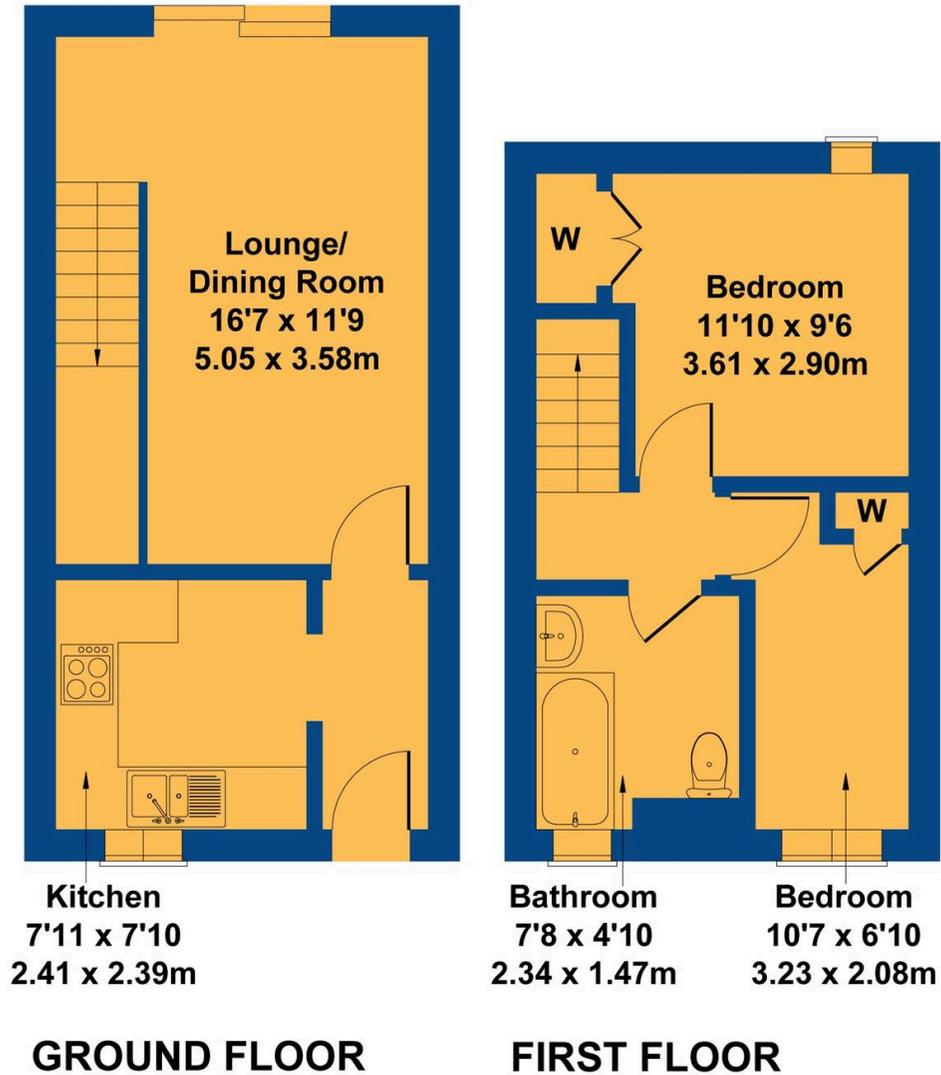
1 Parking Space

Outside the property there is an allocated parking space for one vehicle. The space aligns with the left boundary of the property when viewing from the front door outwardly.

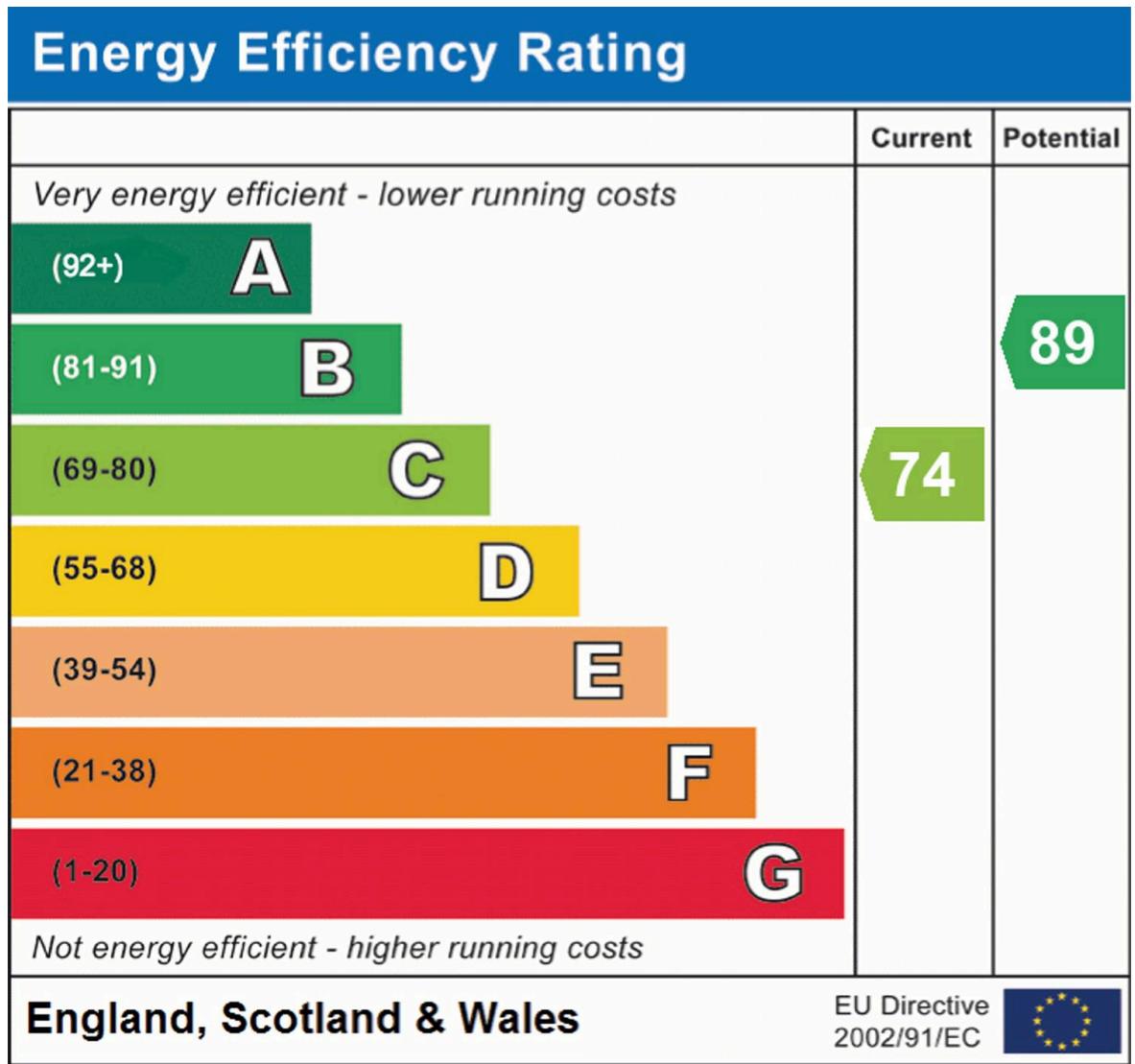


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Approximate Gross Internal Area
538 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2024
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