





12 Norseman Close, Rhoose

Council Tax band: E; Freehold; EPC TBC

- LARGER STYLE 3 BEDROOM SEMI
- LOVELY WELL APPOINTED KITCHEN
- MODERN FIRST FLOOR SHOWER ROOM/WC
- TWO SPACIOUS RECEPTION ROOMS
- LARGE LOW MAINTENANCE REAR GARDEN
- 3 CAR DRIVE & GARAGE WITH POWER
- SOUGHT AFTER CUL DE SAC LOCATION
- EPC RATING TO BE CONFIRMED
- NO ONWARD CHAIN

Situated in this popular cul de sac and really well presented throughout, accommodation comprises a welcoming entrance hall, living room, dining room and modern kitchen with appliances.

The first floor has the 3 bedrooms plus a spacious modern shower room/WC.

Outside, there is a pretty front garden, side drive leading to a garage which has its own power supply and the large rear garden.

The house has gas central heating and uPVC double glazing. Importantly, Rhoose is situated within the catchment for Cowbridge Comprehensive School.





Entrance Hall

Access via a uPVC door with obscure glazed panels and with a ceramic tiled floor flooring. The majority of the hall however is carpeted and has a complementing staircase with double handrail leading to the first floor. Radiator, smooth coved ceiling and panelled doors give access to the living room and the modern kitchen. A smaller door accesses a handy under stair storage cupboard. Heating controls.

Living Room

14' 8" x 11' 7" (4.47m x 3.54m)

A spacious carpeted reception room with front uPVC window, radiator and wall mounted feature electric fire. There is a smooth ceiling and double doors (glazed) that give access to the dining room.

Dining Room

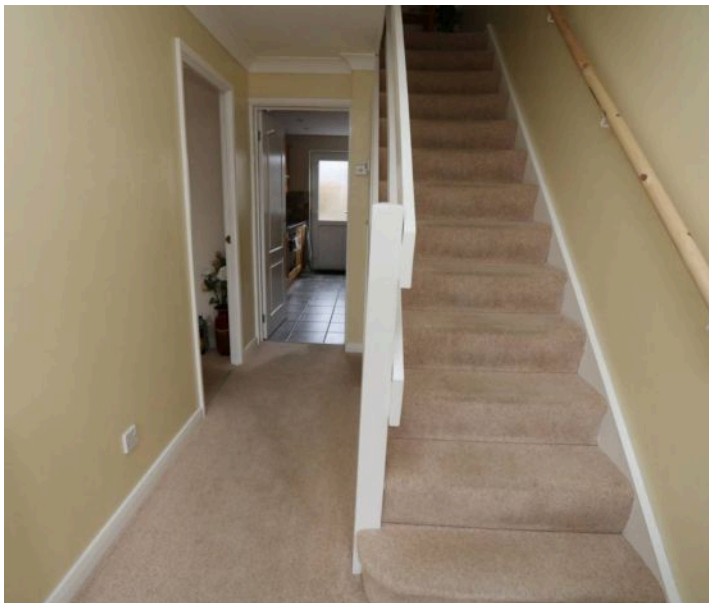
12' 3" x 9' 9" (3.73m x 2.98m)

A second carpeted reception room again with a smooth coved ceiling. There is a radiator and uPVC window looking on to the garden.

Kitchen

11' 11" x 8' 2" (3.63m x 2.48m)

An immaculate modern kitchen which comprises an excellent range of eye level and base units in an oak effect. These are complemented by modern worktops which have a stainless steel one and a half bowl sink unit inset with mixer tap over. Integrated appliances include a slimline dishwasher, washing machine, ceramic induction hob with electric oven under plus further integrated side-by-side fridge and freezer. There is a ceramic tiled flooring and splashbacks, plus uPVC door and window to the rear with additional window to the side. Smooth ceiling with 8 recessed spotlights.





Landing

A carpeted landing which has a side uPVC window, drop-down loft hatch with extendable ladder and to a fully boarded loft. Smooth coved ceiling. Matching panelled doors give access to the three bedrooms, shower room WC and also to a handy storage cupboard with slatted shelving.

Bedroom One

13' 3" x 10' 4" (4.05m x 3.16m)

A carpeted and spacious double bedroom which has a radiator and front uPVC window. Recessed and excluded from dimensions provided is a triple width floor to ceiling wardrobe with storage.

Bedroom Two

10' 7" x 10' 4" (3.22m x 3.14m)

A carpeted second double bedroom which has a rear uPVC window and radiator. Recessed and excluded from dimensions provided are floor to ceiling fitted wardrobes.

Bedroom Three

10' 2" x 7' 7" (3.09m x 2.31m)

A carpeted bedroom which has a front uPVC window and radiator. A door leads to a handy storage cupboard which is over the stairwell.

Shower Room and WC

7' 5" x 7' 1" (2.25m x 2.15m)

In excellent condition and with a white suite comprising a close coupled WC, wash basin with vanity cupboard under and a large open shower enclosure with thermostatic shower inset. There is an easy wipe mosaic style flooring, ceramic tiled splashbacks and a smooth ceiling with four recessed spotlights. Glazed rear uPVC window and chrome heated towel rail.





FRONT GARDEN

Primarily stone chipped and bordered by very well tended bushy hedgerow. There is a perimeter path which leads to the front door and also adjoins the drive.

REAR GARDEN

69' 7" x 26' 8" (21.2m x 8.12m)

A large rear garden which enjoys good areas of stone chippings, circular patio, a greenhouse to remain and all of which is enclosed by well kept fencing. Low maintenance but with so much potential. Additional patio section to the final section to enjoy the evening sun.

Driveway

Extending to the side of the property and with space for at least 3 vehicles. This leads to the garage.

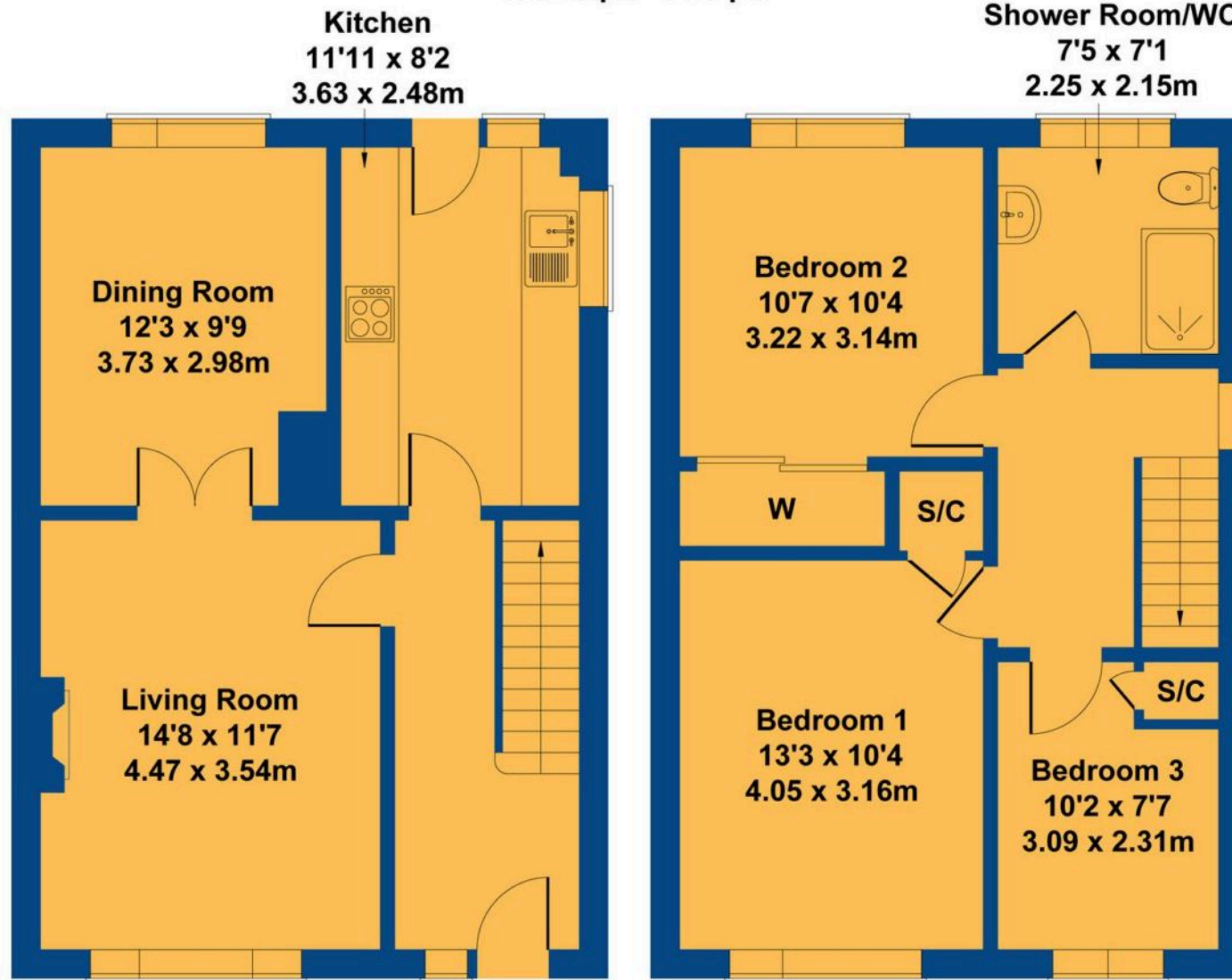
Garage

Measuring 6.05m x 2.01m - Accessed from the front via a roller shutter door, the garage has its own power supply/RCD. There is strip lighting plus adequate power points and a wooden door leads to the rear garden



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Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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