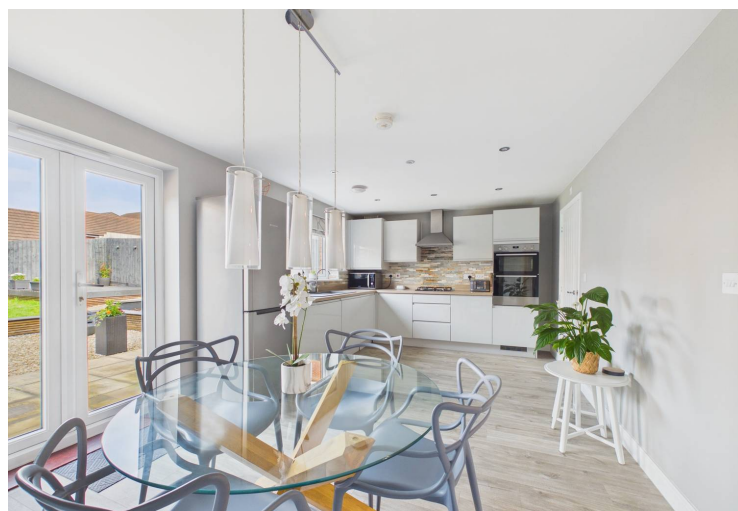




226 Railway Road, Rhoose

£371,950 Freehold

FOUR BEDROOM, DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED THROUGHOUT • CLOSE PROXIMITY TO TRAVEL LINKS AND PRIMARY SCHOOL • LARGE KITCHEN/ DINER • COWBRIDGE COMPREHENSIVE CATCHMENT • TURN KEY READY • EPC RATING B84 • LANDSCAPED REAR GARDEN • PARKING FOR 2 VEHICLES PLUS GARAGE WITH POWER AND LIGHTING • EV CHARGER INSTALLED





****FOUR BEDROOM DETACHED FAMILY HOME. BEAUTIFULLY PRESENTED THROUGHOUT. LARGE KITCHEN/DINER. COWBRIDGE COMPREHENSIVE CATCHMENT. TURN KEY READY. EPC RATING B84. PARKING FOR 2 VEHICLES PLUS GARAGE WITH POWER AND LIGHTING. LANDSCAPED REAR GARDEN. CLOSE TO TRAVEL LINKS AND PRIMARY SCHOOL.****

Step inside this immaculate four-bedroom detached home, perfect for families seeking a move-in ready property in a highly sought-after location. As you enter, you are welcomed by a spacious hallway leading to a bright and airy lounge, ideal for relaxing evenings or entertaining guests. The heart of the home is the expansive kitchen and dining area, featuring modern fittings, integrated appliances, and ample space for family meals and gatherings. Each of the four bedrooms is generously sized, with the principal bedroom boasting built-in wardrobes and a stylish en-suite shower room. The family bathroom is finished to a high standard with contemporary fixtures and fittings. Throughout the house, the décor is fresh and neutral, creating a warm and inviting atmosphere that feels instantly like home. Practical touches such as double glazing, efficient central heating, and excellent storage solutions ensure comfort and convenience for every-day living.

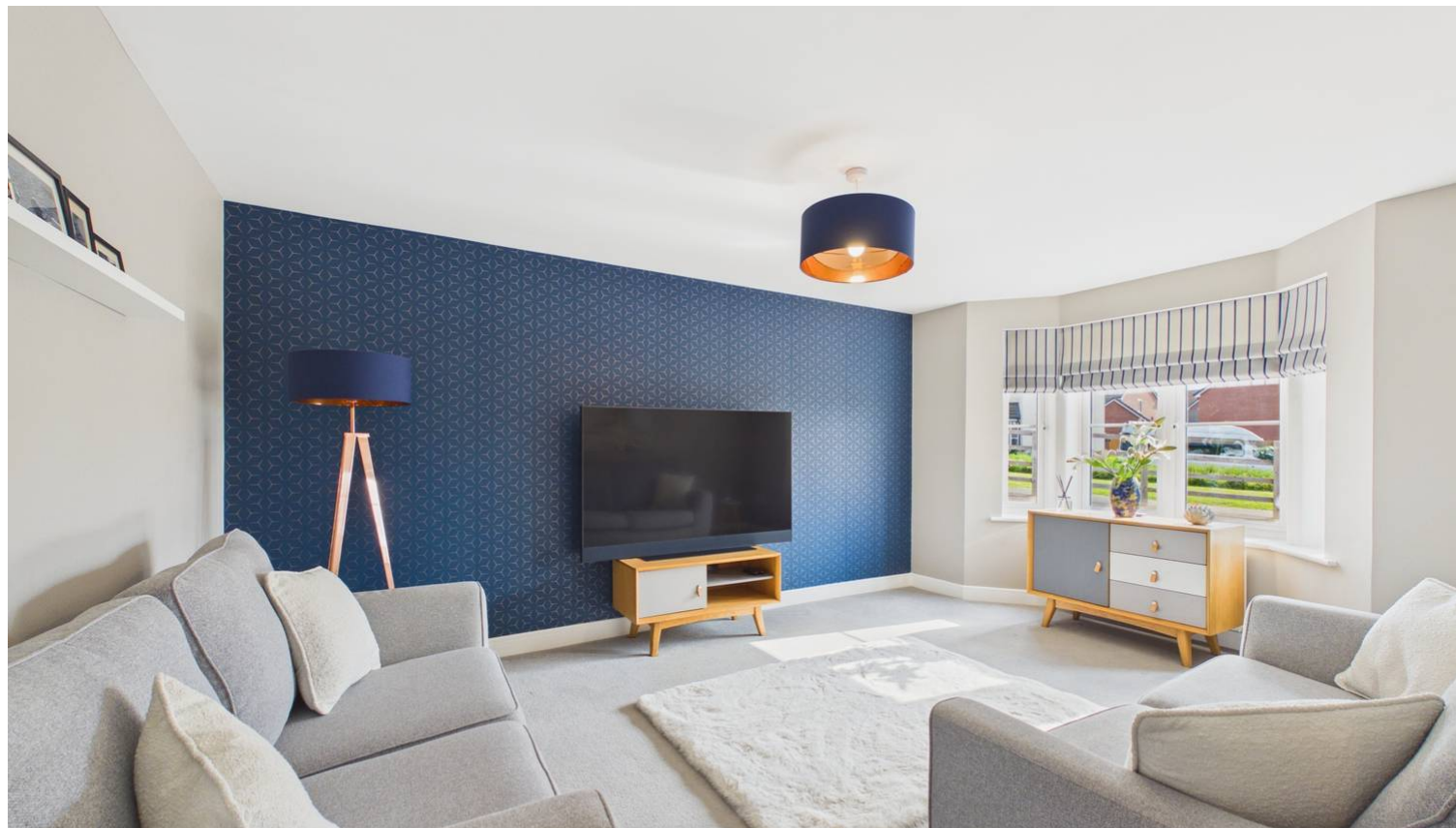
Outside, this property continues to impress with a beautifully landscaped rear garden that offers a private and tranquil space for both adults and children to enjoy. The garden is mainly laid to lawn with a spacious patio area, perfect for summer barbeques, outdoor dining, or simply unwinding after a busy day. To the front, there is parking for two vehicles on a private driveway, alongside a detached garage that benefits from power and lighting (ideal for secure storage, a workshop, or even a home gym). The location couldn't be better for families, with a highly regarded primary school just a short walk away and the property falling within the Cowbridge Comprehensive catchment area. Excellent transport links are close at hand, making commuting to Cardiff, Bridgend, or further afield a breeze. The local area is vibrant and friendly, with shops, parks, and community amenities all within easy reach, ensuring you have everything you need right on your doorstep. This is a fantastic opportunity to secure a truly special family home in a thriving community.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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Entrance hallway

Living Room

14' 9" x 11' 11" (4.49m x 3.63m)

WC

5' 11" x 4' 1" (1.81m x 1.24m)

Kitchen/ Diner

18' 8" x 11' 0" (5.69m x 3.36m)

Utility Room

5' 7" x 4' 0" (1.69m x 1.23m)

Landing

Bedroom One

13' 11" x 8' 6" (4.24m x 2.59m)

En-suite

6' 7" x 4' 0" (2.01m x 1.22m)

Bedroom Two

9' 3" x 9' 2" (2.83m x 2.80m)

Bedroom Three

7' 10" x 9' 3" (2.38m x 2.81m)



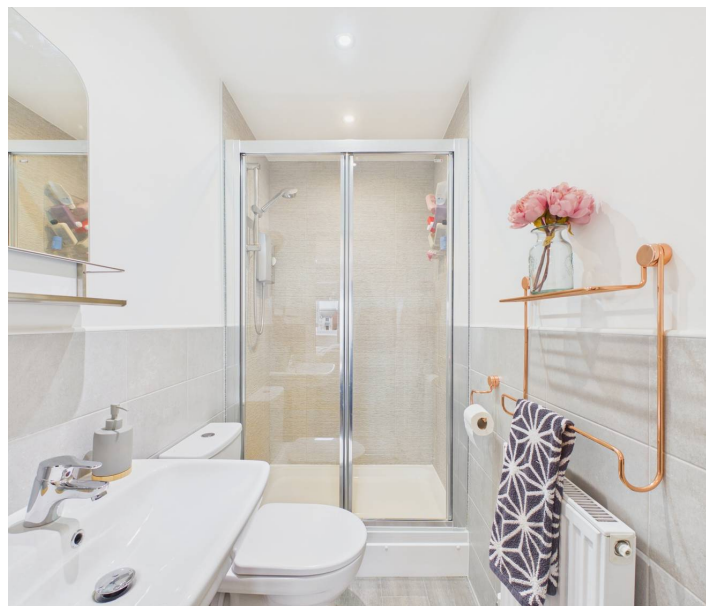


Bedroom Four

7' 3" x 7' 9" (2.20m x 2.35m)

Bathroom

6' 8" x 5' 7" (2.03m x 1.71m)



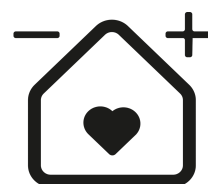


Rear Garden

Front Garden

Garage - with power and lighting

Driveway - provides parking for two vehicles (in tandem)



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