





216 Railway Road, Rhoose

Council Tax: F; Freehold, EPC B85

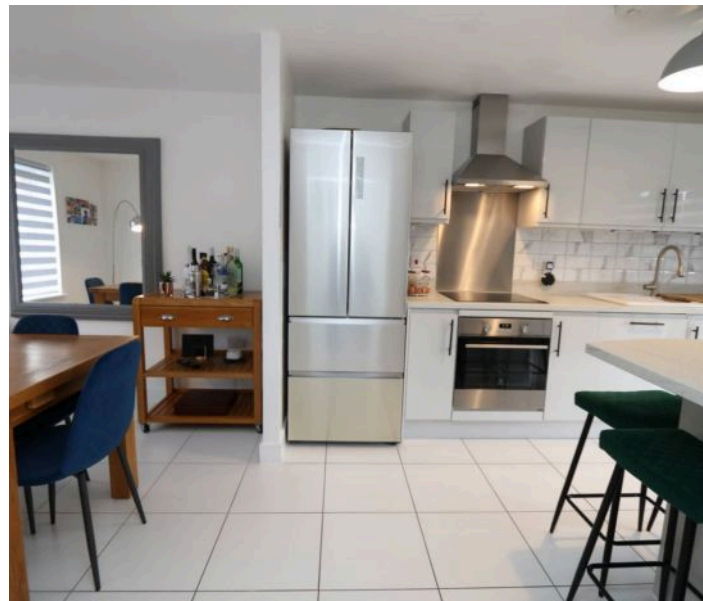
- STUNNING DETACHED FAMILY HOME
- TWO/THREE RECEPTION ROOMS
- STYLISH KITCHEN/BREAKFAST WITH UTILITY OFF
- FOUR BEDROOMS WITH ONE BEING EN-SUITE
- IMMACULATE FAMILY BATHROOM/WC/SHOWER
- LANDSCAPED SOUTHERLY REAR GARDEN
- DRIVEWAY AND GARAGE WITH POWER/LIGHTING
- EXCELLENT EPC RATING OF B85
- COWBRIDGE COMPREHENSIVE CATCHMENT

A beautiful property with generous accommodation comprising a central hall, living room with French doors to the rear garden, study/office, dining room and this room is open to the stylish kitchen which has a breakfast bar and a utility room off.

The first floor has 4 really good size bedrooms, one with an en-suite, and to finish off there is a delightful family bathroom/WC/shower.

Outside, there is an open plan frontage, side drive leading to a garage which has power/lighting and there is an fully enclosed south facing rear garden with areas of patio, plants & shrubs plus false lawn for ease of maintenance.

A really great proposition.





Entrance Hallway

An impressive entrance hallway with stylish tiling extending through most of the ground floor. A carpeted stairs leads to the first floor and column panelled doors lead to the living room, office, kitchen/dining area, cloakroom/WC and also to a handy under-stair storage cupboard. Radiator.

Living Room

15' 0" x 11' 0" (4.58m x 3.36m)

An immaculate carpeted reception with French style doors to the rear garden. Radiator.

Office/Study

7' 7" x 7' 3" (2.32m x 2.20m)

A handy and versatile carpeted room with front window, fuse box and radiator. Great as an office or console room for the kids.

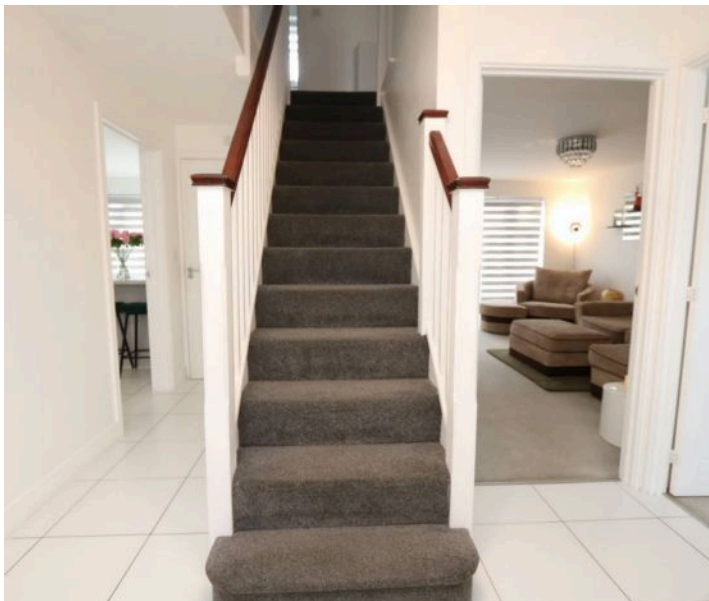
Dining Room open to Kitchen/Breakfast Room

22' 3" x 30' 2" (6.78m x 9.20m)

A front to back room with continuation of the tiled flooring. The front section offers space for formal dining provision, with a more informal dining space at the peninsula breakfast bar within the kitchen section. The kitchen is fitted with a great range of units and there are integrated appliances which include a dishwasher, 4 ring induction hob, double oven/grill, extractor hood and slot in space for a U.S. fridge/freezer. There are French doors out to the rear garden and open plan access to the utility room.

Utility Room

With ceramic tiled flooring, there is a concealed boiler firing the gas central heating, a rear window, radiator and space for further appliances as required.





Landing

Carpeted and with doors to the 4 bedrooms and airing cupboard which houses the hot water cylinder.. Loft hatch.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

A carpeted double bedroom with front window, recessed double wardrobe (excluded from dimensions provided) and radiator. Column panelled door to the en-suite.

En-Suite

5' 4" x 4' 8" (1.63m x 1.42m)

With a white suite comprising of close coupled WC, pedestal basin and fully tiled single shower cubicle with thermostatic shower inset. Obscure front uPVC window with ceramic tiled sill and complimenting splashbacks. Radiator, shaver point and extractor. Ceramic tiled flooring.

Bedroom Two

9' 9" x 9' 5" (2.97m x 2.88m)

A stylish carpeted double bedroom which has rear windows enjoying a sea glimpse. Radiator and recessed double wardrobe (excluded from dimensions provided)

Bedroom Three

9' 5" x 9' 1" (2.87m x 2.78m)

A carpeted double bedroom that has a front window, radiator and double fitted wardrobe.

Bedroom Four

10' 3" x 8' 10" (3.13m x 2.68m)

A carpeted bedroom which could take a double bed if needed. There is a rear window with sea glimpse, radiator and it is in essence an L shape.





Bathroom/WC/Shower

6' 11" x 5' 6" (2.11m x 1.68m)

A gorgeous family bathroom with a white suite comprising WC, basin and bath with a contemporary shower screen and thermostatic shower over. Obscure glazed rear window and radiator. Ceramic tiled flooring.

Front Garden

An open plan garden with false lawn and small path leading to the front door.

Rear Garden

66' 11" x 28' 11" (20.4m x 8.82m)

Initially with an area of Cotswold slabbed patio with steps leading to a false lawned section with an in between stone chipped rockery/planted area. Behind the garage there is a handy storage /recess. Outside tap. Full enclosure by well maintained fencing.

Driveway

To the side of the house and with parking for two vehicles. The drive leads to the garage.

Garage

Accessed via an up and over door, the garage has power and lighting provided.

Service Charge

There is a service charge, per annum, which is this property's contribution for the upkeep of communal areas on the development such as children's parks etc

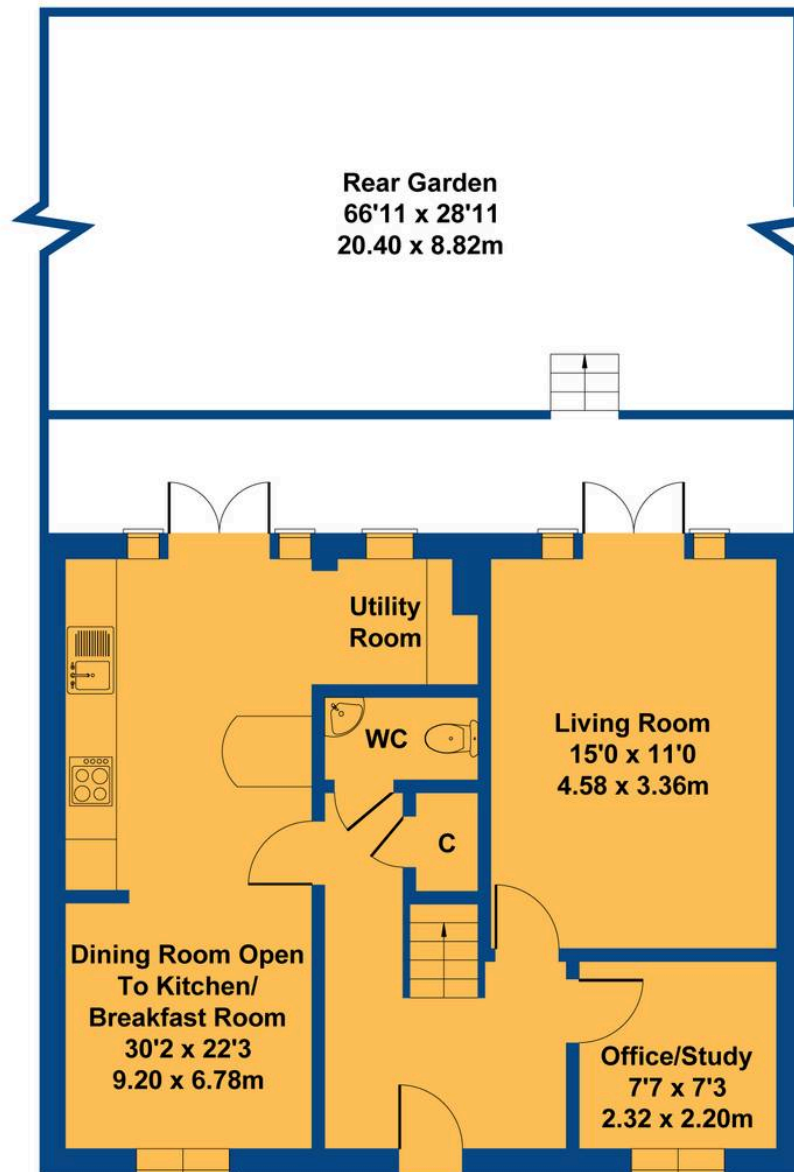




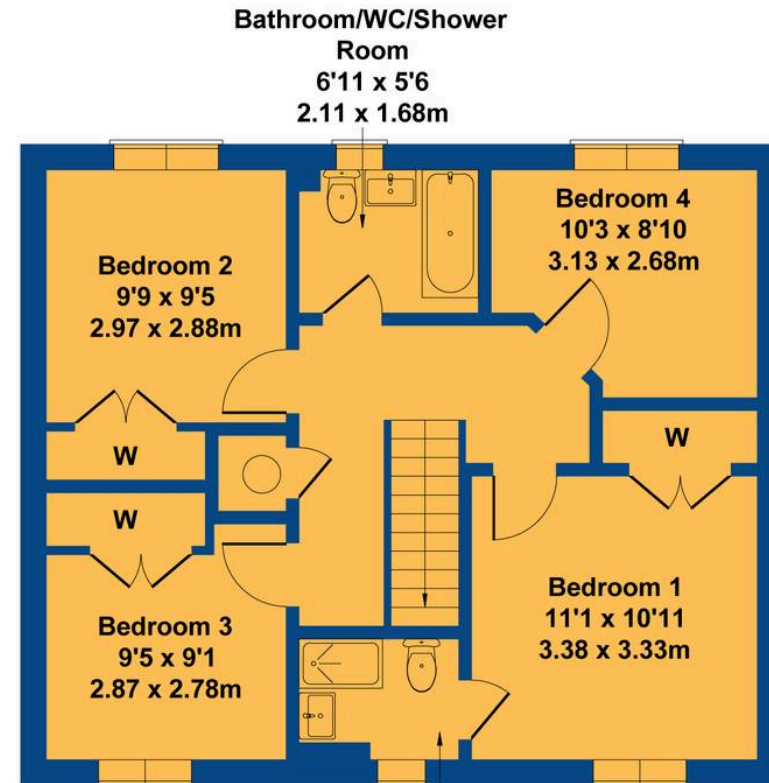


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Approximate Gross Internal Area
1249 sq ft - 116 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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