

3 The Wheate Close

Rhoose, Vale of Glamorgan, CF62 3HH

Watts & Morgan



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Guide price: £325,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-positioned, 3 bedroom detached within easy reach of the centre of Rhoose Village. In great order, the accommodation includes living room, kitchen/breakfast room and dining room/second sitting room. Also ground floor WC. Three bedrooms, two double bedrooms both with fitted wardrobes, a third single bedroom and contemporary family bathroom with shower over bath. Two side-by-side parking spaces. Enclosed southwest facing garden to the rear including paved patio area, lawn and pergola-covered seating area.

EPC rating: TBC







Directions

Cowbridge Town Centre – 9.3 miles

Cardiff City Centre – 17 miles

M4 J33 Capel Llanilltern – 13.6 miles

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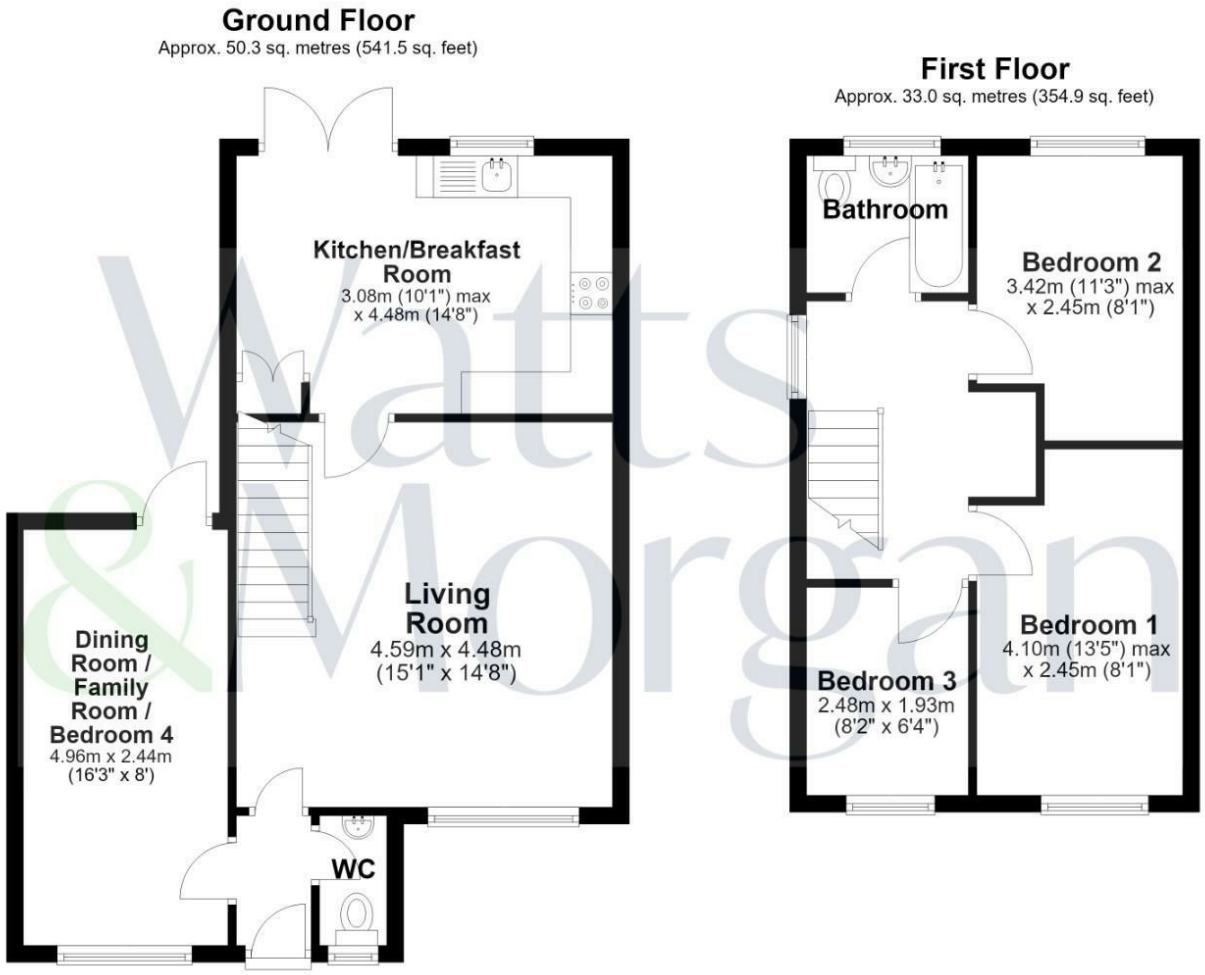
Summary of Accommodation

About the property

Understood to have been built in the mid 1990's, 3 The Wheate Close is a well situated family home, close to the northern edge of Rhoose and within easy reach of the centre of the village. The accommodation is move-in ready although offers further scope for any buyers to transform it to their own vision. A ground floor hallway has doors leading to a modern cloakroom and to a dining room with a further door opening into the lounge. The dining room was created from the former garage and is ideal as a second reception room or possible additional bedroom if ever required. The family lounge is to the very heart of the house from which a window overlooks the front garden and a staircase leads to the first floor bedrooms. This generous space connects through to the kitchen/breakfast room. Running the width of the rear of the property the kitchen/breakfast room is a light filled space positioned to look out over the rear garden and catch the south westerly aspect. Of two distinct areas, the kitchen includes a good range of fitted units with space remaining for a tall fridge freezer and with plumbing for a washing machine and for a slimline dishwasher (appliances available by separate negotiation). Gas hob and electric oven are to remain. The adjacent breakfast area has ample room for a breakfast table. A neat under stairs area provides for great storage. A window from the kitchen looking out over the garden and adjacent double doors from the dining area open to the same.

To the first floor a light filled landing area has doors leading to all three bedrooms and to the family bathroom. An additional door opens into an airing/storage cupboard. The two largest double bedrooms look to the front and rear elevation respectively; both have fitted wardrobes. A third generous single bedroom includes its own wardrobe / storage. The bathroom comprises a modern white suite including electric shower over bath.



Total area: approx. 83.3 sq. metres (896.4 sq. feet)

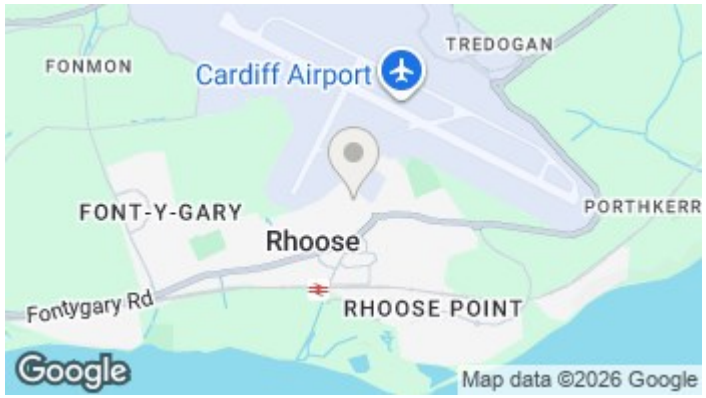
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

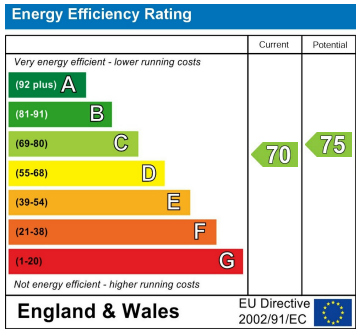
Garden & Grounds

Located close to the entrance of this cul-de-sac, a drop-down curb leads to two side by side parking spaces fronting the property solely for the use of 3 Wheate Close. From here, a paved path skirts past a lawn to the principal entrance doorway. Gated entrances, to two sides, lead through to the rear garden. The rear garden itself enjoys a very pleasant, south westerly aspect. It incorporates an expansive paved patio area with a neat additional store area accessed from the dining room/second reception room. This paved patio in turn leads to a larger lawn featuring a pergola-covered seating area and timber store shed.

Additional Information

Freehold. All mains services connect to the property. Gas-fired combi boiler. Council tax: Band E.





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