





109 Railway Road, Rhoose

Council Tax: F; Freehold; EPC B84

- BEAUTIFULLY PRESENTED DETACHED HOME
- ENVIABLE TUCKED AWAY POSITION
- 4 BEDROOMS, ONE EN-SUITE
- SPACIOUS LIVING ROOM
- STYLISH KITCHEN/DINER
- WESTERLY ASPECT REAR GARDEN
- EXCELLENT PARKING AND DETACHED GARAGE
- EPC RATING OF B84
- COWBRIDGE COMPREHENSIVE CATCHMENT

SHOWHOME PRESENTATION; DESIRABLE TUCKED AWAY PLOT; NO ONWARD CHAIN – Situated at the head of this sought after cul de sac is this immaculate detached family home. The ground floor comprises a large hall, living room, cloaks/WC, utility and stylish kitchen/dining room with French doors to the LANDSCAPED SUNNY garden.



The first floor has 4 bedrooms, the main having a double en-suite shower room. There is then a separate family bathroom/WC.

This property excels in that it has the benefit of a two car drive, ADDITIONAL hardstand and detached single garage. It is well worth further inspection to appreciate the position and presentation. The property is situated within walking distance of Rhoose railway station, and the amenities of Rhoose Village. The property also finds itself in the catchment for Cowbridge Comprehensive School



Entrance Hallway

Accessed via a composite door with opaque glazing, the hallway is spacious and welcoming. It is carpeted with matching stairs and white moulded doors leading to the living room, cloakroom/WC, kitchen/diner and handy storage cupboard. Further open under stair area. Radiator and fuse-box.

Cloakroom/WC

5' 11" x 4' 0" (1.80m x 1.22m)

With a white WC and basin with tiled splashback. Cushioned vinyl flooring, extractor and radiator.

Living Room

17' 3" x 11' 8" (5.25m x 3.55m)

A stylish carpeted living room with front bay window (with blind). Radiator.

Kitchen/Dining Room

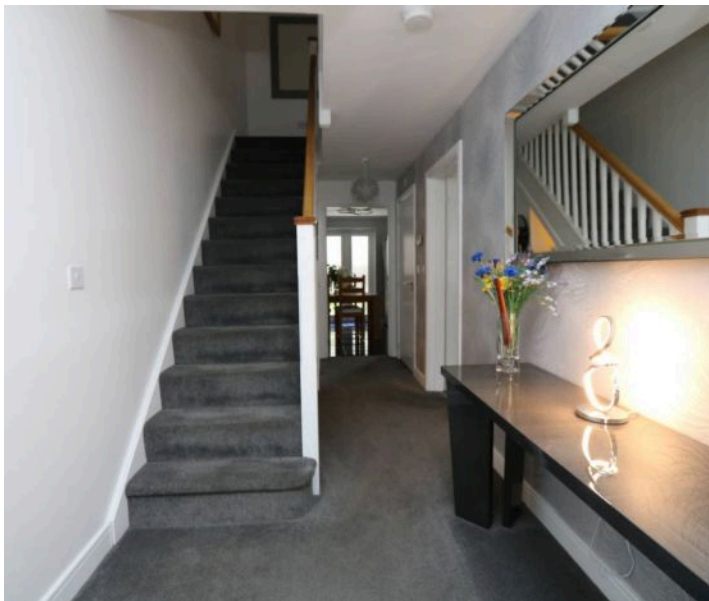
18' 9" x 11' 0" (5.71m x 3.35m)

A gorgeous social room. With a striking ceramic tiled floor throughout, there is adequate space for a dining table and chairs and here there are uPVC French doors leading to the rear garden. The kitchen is really well appointed with a fashionable range of modern units complemented by natural wood style worktops which have a 1.5 bowl stainless steel sink unit. Integrated appliances include an induction hob, adjacent waist level double oven with grill and dishwasher. Space for upright fridge/freezer. Concealed combi boiler, extractor, rear window, radiator and door to the utility room.

Utility Room

5' 6" x 4' 0" (1.68m x 1.22m)

Dimensions: 5' 6" x 4' 0" (1.68m x 1.22m). With continuation of the tiled flooring from the kitchen, two base cupboards and space for washing machine. Deep worktop/laundry space, extractor and radiator.





Landing – A spacious carpeted landing with moulded doors leading to the 4 bedrooms and bathroom. Loft hatch.

Bedroom One – 13' 11" x 10' 7" (4.24m x 3.22m)

A beautifully presented carpeted room with two double wardrobes, front bay window (with blind) and radiator. Moulded door to the en-suite.

En-Suite – 6' 8" x 3' 10" (2.03m x 1.17m)

Immaculate and in white comprising a WC, pedestal basin and double shower cubicle. Ceramic tiled splashbacks and radiator. Cushioned vinyl flooring and extractor. Shaver point and mirrored cosmetics cupboard.

Bedroom Two

11' 6" x 9' 2" (3.50m x 2.79m)

A carpeted double bedroom (with blind) with rear window, radiator and fitted double wardrobe.

Bedroom Three – 9' 1" x 8' 5" (2.77m x 2.56m)

A carpeted double bedroom with rear window (with blind), radiator and recessed double wardrobe excluded from dimensions given.

Bedroom Four – 7' 7" x 7' 3" (2.31m x 2.21m)

A carpeted single bedroom with front window (with blind) and radiator.



Family Bathroom WC Shower – 6' 8" x 6' 4" (2.03m x 1.93m)

With a white WC, basin and bath with tiled splashbacks. Cushioned vinyl flooring, radiator and display shelf. Shaver point, extractor and mirror fronted cosmetics cupboard.



Maintenance Charge

Upon the development being signed off by Taylor Wimpey, there will be an annual service charge per household which will contribute towards the upkeep of any communal areas, parks etc. The charge is £143 per annum



REAR GARDEN

31' 12" x 24' 12" (9.75m x 7.61m)

A delightful enclosed westerly facing rear garden that comprises an initial patio and this leads on to a level false lawn. Further landscaped area where there are are pretty shrubs. The garden is enclosed by well kept fencing and has the added benefit of side access on both sides. The non-drive side has Cotswold chippings and a path - this area is ideal for storing recycling and black bags etc.

FRONT GARDEN

Laid to slate chippings with shrubs inset.

Driveway

Laid to tarmac and providing two driveway spaces. This leads to the detached garage and there is also secure gated access to the rear garden.

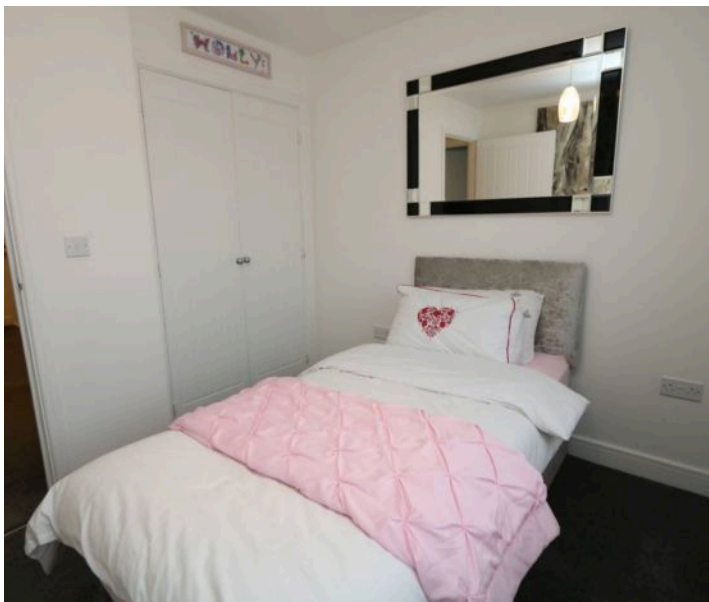
Further parking

In front of the property and laid to Cotswold slabs and providing an additional parking space.

Garage

Single Garage

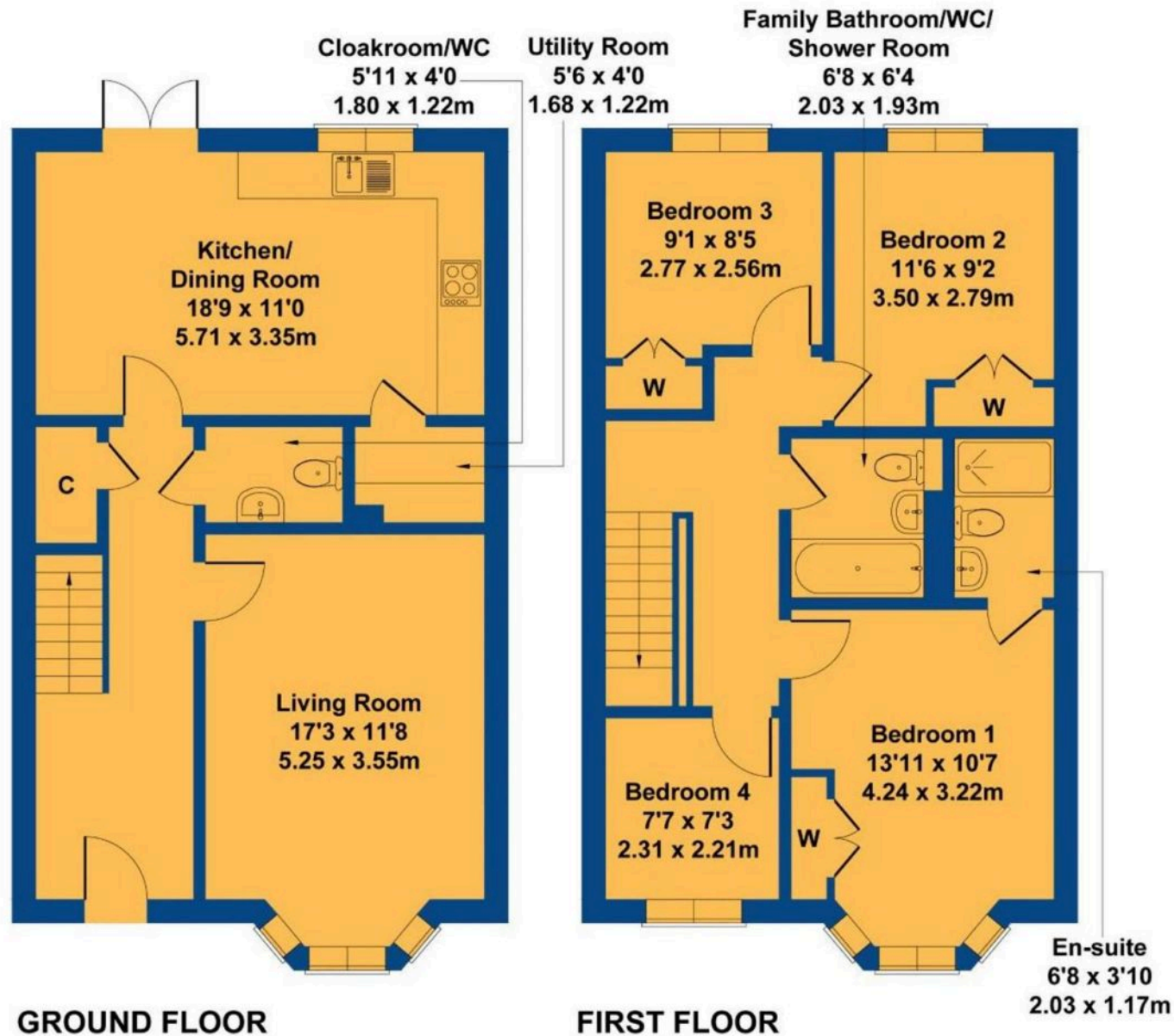
Accessed via up and over door, the garage has power and lighting provided.





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Approximate Gross Internal Area
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2022
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