







## 4 Cwrt Newton Pool, Rhoose

Council Tax band: D - Freehold - EPC C73

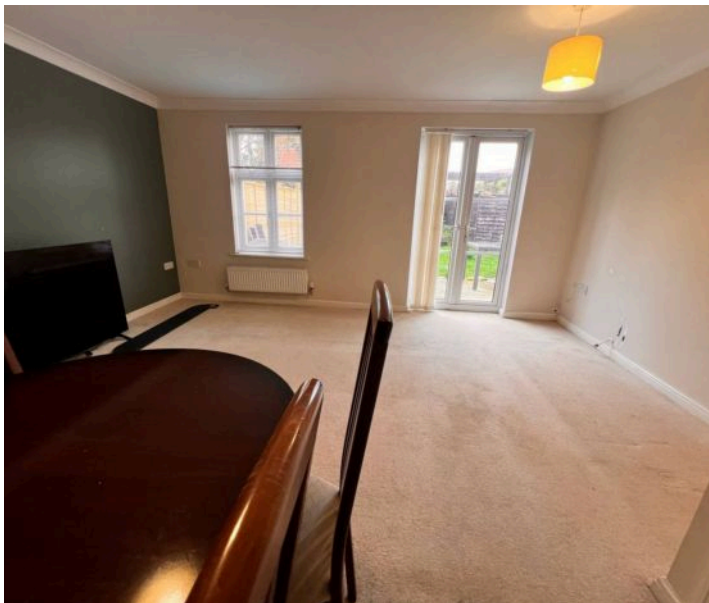
- THREE BEDROOM SEMI DETACHED PROPERTY
- THREE VEHICLE PARKING PLUS GARAGE
- HALL, SPACIOUS LOUNGE, MODERN KITCHEN
- EN-SUITE AND FAMILY BATHROOM/WC
- ENCLOSED REAR GARDEN (WESTERLY)
- CUL DE SAC LOCATION AND NO ONWARD CHAIN
- GAS CH AND UPVC DG
- EPC RATING OF C73

Situated within a select cul de sac and comprises a hall, stylish cloakroom/WC, spacious living room with French doors to the rear garden plus kitchen/breakfast room. The first floor has 3 bedrooms - one with en-suite - plus there is a family bathroom/WC.

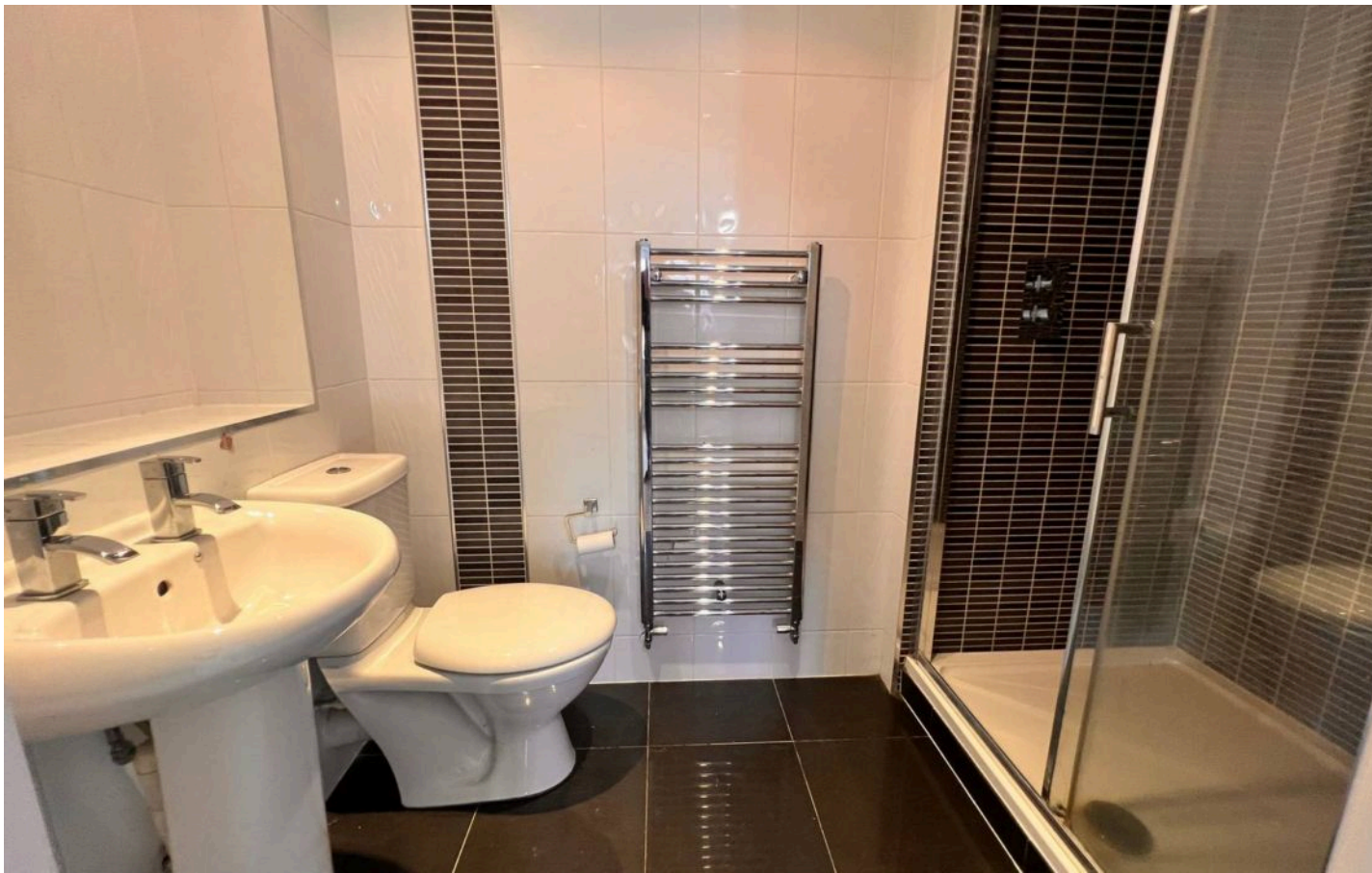
Outside, there is a garage, 3 car drive and the rear garden.

The property has gas central heating, uPVC windows and is in very close proximity to the rail station of Rhoose and indeed the superb coastal walks along the Heritage coastline. The property is in the catchment for Cowbridge Comprehensive School.

The garage is ripe for conversion as additional accommodation (subject to necessary consents). The house is in need of some works, so an open mind is sensible, but a great opportunity to personalise to your taste and for first time buyers a great chance to get on to the ladder!







**Rear Garden** - 29' 12" x 20' 12" (9.14m x 6.4m) - A good size enclosed and westerly facing (sunny) rear garden that has areas of decking and lawn. One side has been re-fenced by the adjoining neighbour and some of the remaining fencing does need replacement. Pedestrian access to the garage.

**Front Garden** - Generally with a mix of stone and slate chippings.

#### **Entrance Hallway.**

Accessed via modern door with 2 obscure glazed panels. Ceramic tiled floor and panelled doors access the living room and cloakroom/WC with open door access leading to the kitchen/breakfast room. A carpeted dog-leg staircase leads to the first floor. Radiator.

#### **Cloakroom WC**

6' 0" x 2' 10" (1.83m x 0.86m)

With a white suite comprising WC and pedestal basin. Ceramic tiled flooring, radiator, extractor and fuse box. Stylishly decorated.

#### **Living Room.**

15' 8" x 14' 8" (4.77m x 4.47m)

A great size carpeted room with a rear window and French doors to the private rear garden. Smooth coved ceiling, two radiators and handy under stair storage cupboard.

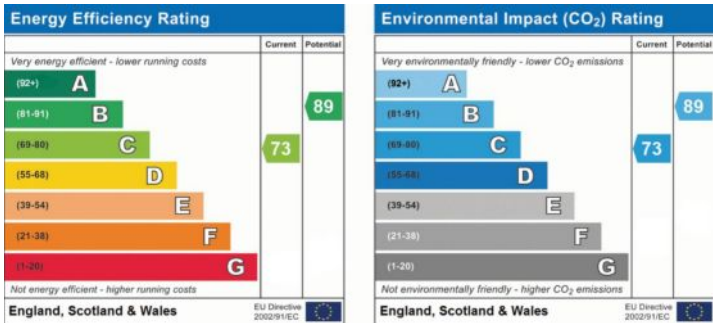
#### **Kitchen/Breakfast Room.**

11' 1" x 8' 10" (3.38m x 2.69m)

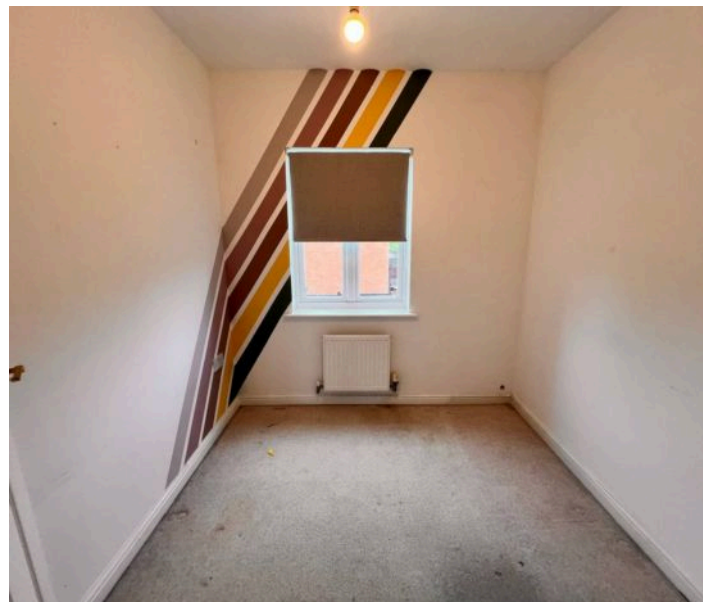
With matching eye level and base units complemented by modern worktops. Integrated appliances include a four ring gas hob with electric oven and cooker hood over. Further space for other appliances as required. Ceramic tiled flooring and splash backs, front window, radiator and smooth ceiling. Concealed Worcester combi boiler firing the gas central heating. Ample space for table and chairs as needed.







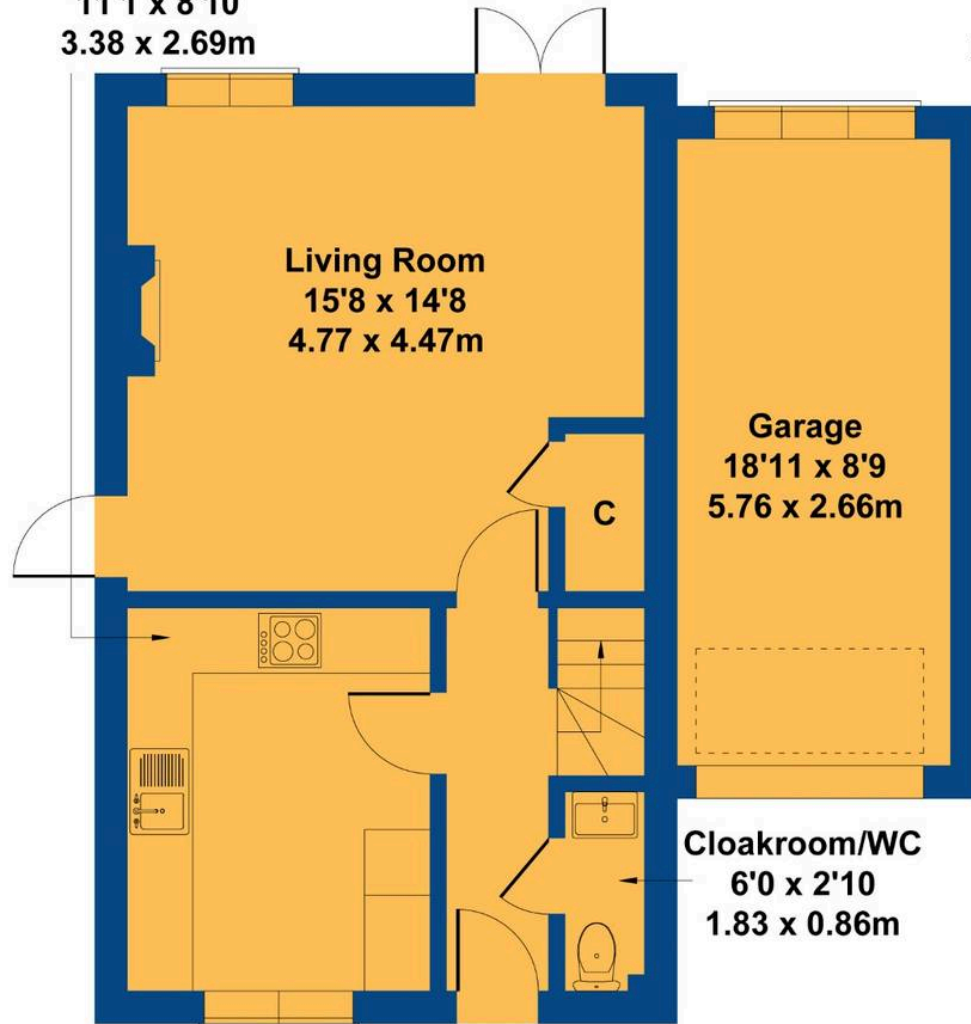
Accessed from the front via an up and over door and to the rear there is a partly glazed door accessing the rear garden. It is of block construction and has handy storage into the rafters. Power and lighting is provided.



# 4 Cwrt Newton Pool

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

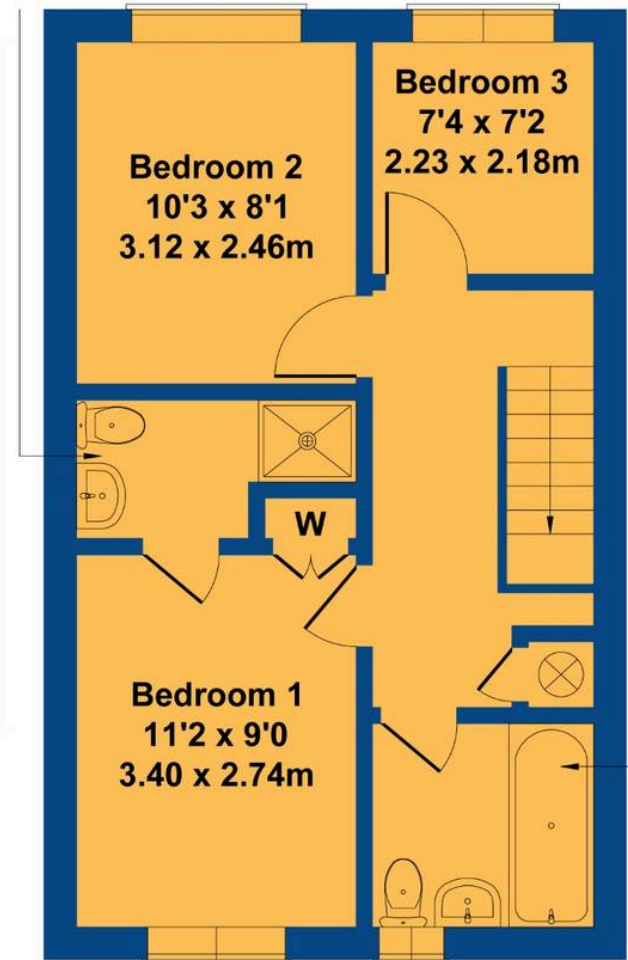
Kitchen/  
Breakfast Room  
11'1 x 8'10  
3.38 x 2.69m



**FIRST FLOOR**

En-suite  
9'0 x 4'5  
2.74 x 1.35m

Bathroom/WC  
6'3 x 6'2  
1.90 x 1.88m



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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