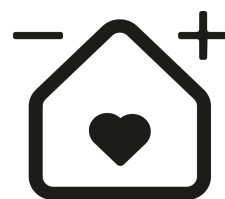




5 Readers Way, Rhoose

£325,000 Freehold

LOVELY FAMILY HOME WITH GARDEN LODGE • 3 DOUBLE BEDROOMS; ONE EN-SUITE • BEAUTIFULLY REFITTED FAMILY BATHROOM • LIVING ROOM WITH FRENCH DOORS TO THE REAR • PRIVATE LANDSCAPED REAR GARDEN • DOUBLE DRIVEWAY; VERY CENTRAL LOCATION • ADDITIONAL GROUND FLOOR BEDROOM/RECEPTION • EPC RATING OF C70



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IMMACULATE DETACHED FAMILY HOME WITH GARDEN LODGE!

Situated on the very fringe of this development built in the 1990s, this lovely property boasts two reception rooms, a family kitchen/diner, cloaks/wc, 3 bedrooms, one with an en-suite, plus there is a beautifully refitted bathroom/WC.

Outside, there is a front garden area with adjacent two car drive plus to the rear a landscaped rear garden with wooden constructed garden lodge ideal as an office, storage etc.

The property is gas centrally heated and double glazed and is situated within a 5 minute walk of the Rhoose rail station and bus stop. For families, the property falls within the catchment for Cowbridge Comprehensive Catchment.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

6' 4" x 6' 10" (1.92m x 2.09m)

Accessed via a composite door, the hall has a stylish tiled flooring and replaced oak doors to the lounge, cloakroom/WC and a carpeted staircase leads to the first floor. Glazed panels allow light between the hall and the lounge. Radiator.

Cloakroom/WC

5' 0" x 2' 7" (1.52m x 0.78m)

Matching tiled flooring to the hall and with a WC and wall hung basins. Obscure glazed front window and radiator.

Lounge

19' 9" x 9' 10" (6.03m x 3.00m)

A carpeted room with French style doors to the rear garden, marble fireplace with gas fire plus two radiators. Additional side window and Oak door to the kitchen.

Kitchen

15' 10" x 8' 3" (4.82m x 2.51m)

With a wide range of matching units complemented by modern worktops which have a sink unit inset. Integrated 4 ring gas hob, electric oven and cooker hood over. Ceramic tiled flooring, uPVC door and window to the rear garden





plus an Oak door leads to the ground floor bedroom/sitting room. Radiator.

Sitting Room or Ground Floor Bedroom

15' 8" x 8' 0" (4.77m x 2.45m)

Formerly the garage and now a versatile carpeted room with front window.

Landing

2' 5" x 9' 7" (0.74m x 2.91m)

A carpeted landing with matching white doors to the three bedrooms, refitted bathroom and to an airing cupboard which houses the Worcester combi boiler. Loft hatch to a mostly boarded loft.

Bedroom One

12' 0" x 10' 3" (3.65m x 3.13m)

A carpeted double bedroom with rear window, radiator and great storage comprising mirror fronted wardrobes along one wall plus two bedside cupboards. Panelled door to the en-suite.





En-Suite

8' 4" x 3' 3" (2.55m x 1.00m)

With a white suite comprising a WC, pedestal basin and shower cubicle with thermostatic shower system comprising a rainfall style head and a flexible rinse unit. Tiled flooring and splashbacks, obscure glazed side window, chrome heated towel rail and extractor.

Bedroom Two

12' 1" x 8' 2" (3.69m x 2.48m)

A carpeted double bedroom with rear window and radiator.

Bedroom Three

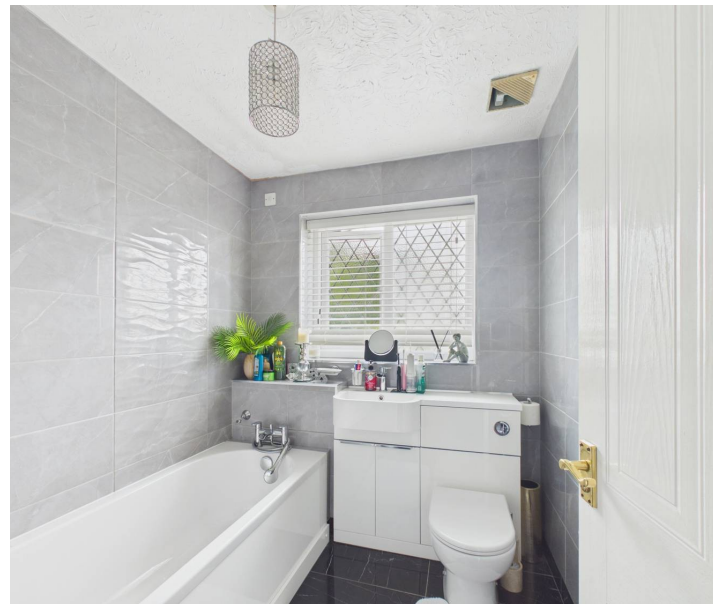
8' 9" x 8' 5" (2.67m x 2.57m)

A carpeted double bedroom with front windows and a radiator. Recessed storage cupboard excluded from dimensions.

Bathroom WC

6' 4" x 6' 2" (1.92m x 1.87m)

Beautifully refitted with a white suite comprising WC with concealed cistern, sink with vanity cupboards under and a bath. Stylish tiled flooring, splashbacks and walls. Obscure glazed front window. Chrome heated towel rail and complementing mirror.





Rear Garden

Good storage available in the shed by the side gate.

Garden Lodge

15' 2" x 8' 4" (4.63m x 2.55m)

A wooden construction ideal as a 'man-cave/she-shed'. It has certified wiring and an electric heater and is a superb retreat.



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