







## 15 Ceri Avenue, Rhoose

Council Tax band: C; Freehold; EPC Tbc

- EXTENDED AND SPACIOUS 3 BEDROOM SEMI
- LARGE REAR GARDEN WITH HOT TUB TO REMAIN
- 2 SEPARATE RECEPTION ROOMS
- OPEN PLAN REAR KITCHEN/DINING ROOM
- REFITTED FIRST FLOOR SHOWER ROOM/WC
- 3 DOUBLE BEDROOMS
- LOVELY PRESENTATION FROM TOP TO BOTTOM
- GAS CH, UPVC DG, HANDY WORKSHOP AND WC
- EPC RATING TO BE CONFIRMED
- COWBRIDGE COMP CATCHMENT

Situated in Old Rhoose and on a quiet road is this spacious and really well presented semi detached family home. The ground floor comprises a welcoming entrance hallway with the two receptions off. The extended kitchen/dining room feeds seamlessly off the main living room and this comprises a kitchen area, well appointed, which leads to an extension with glass roof (with blinds) ideal for dining and social occasions.

The first floor as the three bedrooms plus a beautifully refurbished shower room/WC.

Outside, there is a low maintenance front with side access to the entrance and rear garden. The rear is large and has areas of patio, chippings and false lawn plus the hot tub (in full working order) will also remain. There are several outhouses, one for storage, one as a workshop with power and lighting plus an external WC.







**Entrance Hallway** – Access from the side via a UPVC door with obscure glazed panels, the hallway is carpeted and has a matching dog leg staircase leading to the first floor. Radiator, stylishly decorated and matching column panelled doors give access to the living room and the sitting room. There is also a rear uPVC window.

**Sitting Room** – 10' 11" x 9' 11" (3.34m x 3.01m)  
Immaculately presented, this reception room has a laminated flooring, front uPVC window and a radiator. The focal point is that of a modern fireplace with electric fire inset.

**Living Room** – 14' 4" x 13' 4" (4.36m x 4.06m)  
A light and airy reception room with laminated flooring, front UPVC window and radiator. There is a coved ceiling with central rose and focal point of a modern fire surround with freestanding electric stove to remain. A column panelled door gives access to the extended kitchen dining room.

**Kitchen Dining Room** – 18' 6" x 9' 6" (5.63m x 2.89m)  
Benefiting from a rear extension this spacious room is initially fitted with an excellent range of matching eye level and base units in an Oak style and these are complemented by modern worktops which have a circular stainless steel sink unit inset. Integrated four ceramic hob with electric oven under and glass canopied extractor hood over. There are freestanding spaces for other appliances as required and ample space for a dining table and chairs. French style patio doors complement the windows and give access to the rear garden. There is a ceramic tiled floor covering and a pitched glazed roof with blinds within the extension. Ceramic tile splashback areas, radiator and there is access to handy under the stair storage cupboard which houses the boiler firing the gas central heating.







### **Landing**

A carpeted landing with column panelled doors giving access to the three double bedrooms and shower room WC. There is also a floor to ceiling airing cupboard housing the hot water cylinder and with space for towels and linen. Rear uPVC window.

### **Bedroom One**

11' 0" x 9' 11" (3.36m x 3.01m)

A double bedroom with laminated flooring front UPVC window and radiator. Handy recessed floor to ceiling storage cupboard.

### **Bedroom Two**

13' 6" x 11' 1" (4.12m x 3.37m)

A spacious double bedroom with laminated flooring, two sets of front uPVC windows and a recessed storage cupboard.

### **Bedroom Three**

10' 1" x 9' 5" (3.07m x 2.87m)

A third double bedroom again with a laminated flooring and this time with a rear uPVC window, radiator and floor to ceiling fitted storage space. Stylishly represented. Loft hatch.

### **Shower Room WC**

9' 1" x 5' 10" (2.78m x 1.77m)

Beautifully refurbished with a white suite comprising WC with concealed cistern, wash basin built in to a vanity unit with excellent storage and display space and finally there is a large walk-in shower cubicle with non-grout splashback and glass screen over, and with a fixed shower head and separate adjustable rinse unit. There are fully tiled flooring, walls, splashbacks and sill with an obscure glazed rear uPVC windows. Contemporary radiator and smooth ceiling with three recessed spotlights.







## FRONT GARDEN

Accessed from a wrought iron gate, the front has a mix of stone chippings and a path which leads to the side of the property and to the main entrance; there is also gated secure access to the rear garden.

## REAR GARDEN

73' 2" x 26' 11" (22.3m x 8.2m)

A large garden with initial slabbed patio, path with high level washing line and further areas of Welsh slate chippings and central false lawn. The garden is enclosed by fencing and has a secure gate to the side/front. Handy shed, workshop and outside WC. Fully functioning hot tub to remain.

## ON STREET

1 Parking Space

On street parking directly outside the house.













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