





6 Picton Road, Rhoose, CF62 3HU

Council Tax band: E; Freehold; D67

- DETACHED 3 DOUBLE BEDROOM PROPERTY
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- GARAGE AND DRIVE
- CENTRAL CUL DE SAC LOCATION
- EPC RATING TBC
- RECENTLY FITTED MODERN HOWDENS KITCHEN

This charming three-bedroom detached home is nestled in a quiet cul de sac, offering the perfect blend of privacy and convenience for family living. Step inside to discover a welcoming hallway leading to a bright and spacious lounge, ideal for relaxing evenings or entertaining guests. The heart of the home is the recently fitted modern Howdens kitchen, complete with contemporary units. Upstairs, you'll find three generous double bedrooms, each offering comfortable accommodation and ample storage. This property also benefits from double glazing and gas central heating throughout. The integral single garage features power, lighting and a newly installed electric roller door, while the driveway provides off-road parking for two cars.

The rear garden is a true sanctuary, thoughtfully landscaped to create a peaceful retreat.



Entrance Hallway

Entered via a uPVC door with partial glazing. Carpeted flooring, radiator. Door to W.C and double width doorway (doors have been removed but are available should they be required) to living room. Carpeted dog leg stairs leading to first floor.

Downstairs W.C

5' 2" x 2' 11" (1.57m x 0.89m)

Downstairs W.C with wall fitted wash hand basin. Obscure glazed uPVC window to front. Laminate flooring, radiator.

Living Room

18' 10" x 9' 10" (5.74m x 2.99m)

Double width doorway gives access to this great sized living room. Newly fitted uPVC rear French doors and side window. Carpeted flooring and coved ceiling. Two radiators. Glass panelled door to kitchen.

Kitchen

15' 10" x 7' 10" (4.82m x 2.39m)

A brilliant recently fitted Howdens kitchen offering plenty of wall and base level cupboards. Space for American style fridge/ freezer, dishwasher and washing machine. Sink with mixer tap over. Extractor hood. Freestanding range cooker (can be offered at separate negotiations). Radiator. Ceramic tiled flooring. Rear window and uPVC stable door leading to garden. Additional newly fitted side window.





Landing

Carpeted stairs and landing to first floor. Doors off to bathroom, and three double bedrooms. Loft hatch. Cupboard containing the combi boiler and offers plenty of storage for linen.

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

A bright double bedroom with rear window. Radiator, carpeted flooring. Door to en-suite.

En-Suite

5' 10" x 4' 8" (1.78m x 1.42m)

*Narrowing to 5' 10" x 3' 3" (1.78m x 0.99m). Three piece suite comprising of W.C, pedestal sink and new thermostatic single shower with modern non grout panelling. Smooth walls with tiled splashback. Heated towel rail. Extractor fan. Light over mirror. Obscure glazed side window and deep sill. (Measurements exclude the depth of the shower).

Bedroom Two

11' 2" x 8' 0" (3.40m x 2.44m)

Another bright double bedroom with rear window. Carpeted flooring, radiator.

Bedroom Three

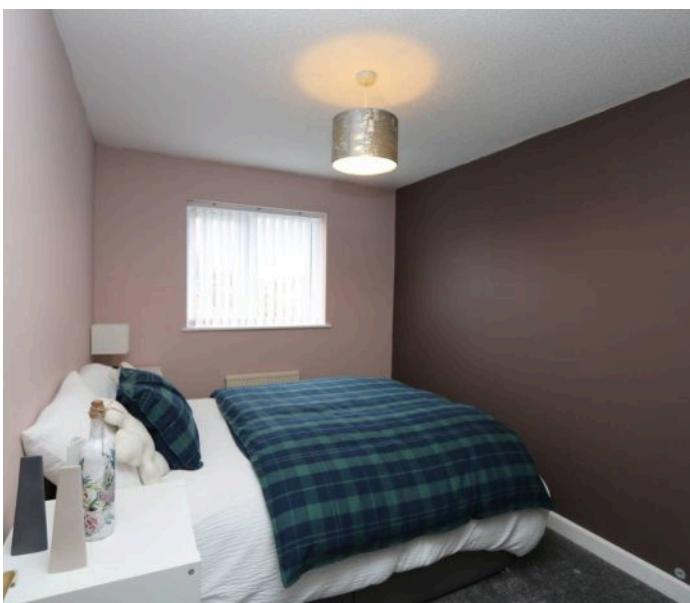
9' 5" x 8' 0" (2.87m x 2.45m)

A great sized double bedroom with front window and built in deep single wardrobe. Carpeted flooring. Radiator.

Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

Three piece bathroom suite comprising of W.C, pedestal sink and bath with electric shower over. Front glazed window and deep sill. Heated towel rail. Vinyl flooring.





GARDEN

A large tranquil retreat of a rear garden. Laid to majority level turfed lawn with a patio seating area, Crocodile veranda and outdoor wood burner. Cotswold style chipping area as well as a further raised slabbed seating area. Railway sleeper shrubbed beds, and a small pond with water feature. Fully enclosed by wooden fencing and side access to both sides of the property via wooden gates. Outdoor tap. Two metal sheds (to remain) and 5 double electrical sockets.

FRONT GARDEN

Laid mostly the block paving and a tarmac driveway. There is a small decking area with space for a table and chairs.

GARAGE

Single Garage

The front of the property has a driveway big enough for two cars. Integral single garage with power and lighting plus the recent addition of an electric roller door.







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