



23 Maes Slowes Leyes, Rhoose

£295,000 Freehold

THREE BEDROOMS; EN SUITE & FAMILY BATHROOM • SINGLE GARAGE WITH PARKING SPACE • EPC TBC • NO ONWARD CHAIN • CONSERVATORY • WALKING DISTANCE TO BEACH AND RAIL LINKS • FULLY ENCLOSED REAR GARDEN





This beautifully presented three bedroom semi-detached house offers generous and flexible living accommodation, ideally situated upon a no through road cul-de-sac; within walking distance of both the beach and the local rail station, making it perfect for families and commuters alike. The property is offered to the market with no onward chain, ensuring a smooth and efficient purchase process for the new owners. Upon entering, you are greeted by a welcoming hallway that leads a WC and then to a bright and spacious lounge, ideal for relaxing or entertaining guests and flows seamlessly into the extended conservatory, which provides an abundance of natural light and a versatile space for family gatherings. The kitchen is well-appointed, featuring ample storage and workspace along with an integrated dishwasher. Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room for convenience. A contemporary family bathroom serves the remaining bedrooms, offering both a bath and shower to suit all needs. Additional features include a single garage with power and lighting plus an allocated parking space (providing secure storage and off-road parking), gas central heating, and double glazing throughout. The fully enclosed low maintenance rear garden can be accessed directly via the conservatory or via the front side gate. This handy storage space can also be utilized to store refuse and recycling. The home's location is particularly desirable, with local amenities, schools, and transport links all within easy reach, as well as the seafront just a short stroll away for those who enjoy coastal living. The energy performance certificate is to be confirmed. This property represents a fantastic opportunity to acquire a spacious and well-maintained family home in a sought-after location, with the added benefit of no onward chain to facilitate a straightforward move.

Council Tax band: D

Ter





Entrance Hallway

3' 5" x 11' 2" (1.03m x 3.40m)

Cloakroom/WC

2' 10" x 5' 7" (0.86m x 1.70m)

Kitchen

8' 10" x 11' 0" (2.68m x 3.35m)

Living Room

15' 7" x 13' 11" (4.74m x 4.24m)

Conservatory

8' 1" x 9' 1" (2.46m x 2.76m)

Landing

2' 9" x 12' 7" (0.85m x 3.83m)

Bedroom One

9' 1" x 11' 2" (2.77m x 3.40m)

En-Suite

8' 1" x 4' 4" (2.46m x 1.33m)

Bedroom Two

8' 2" x 9' 6" (2.48m x 2.89m)





Bedroom Three

7' 1" x 6' 5" (2.15m x 1.95m)

Bathroom

6' 2" x 5' 6" (1.89m x 1.67m)





REAR GARDEN

Fully enclosed, low maintenance garden

FRONT GARDEN

