



award winning estate agent

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4, Nurston Close, , Rhoose



EXTENDED DETACHED BUNGALOW

3 BEDROOMS; LARGE LOUNGE/DINER

KITCHEN WITH TV ROOM OFF

SHOWER ROOM/WC AND BIDET

DRIVE, GARAGE AND OUTHOUSE AREAS

LOVELY REAR GARDEN; NO CHAIN

£365,000

DELIGHTFUL EXTENDED DETACHED BUNGALOW - Situated in this select cul de sac of bungalows is this desirable property comprising 3 BEDROOMS, a large lounge/dining room into the extension, kitchen with TV room off plus shower room/WC with bidet. The loft is easily accessible and ideal for storage. There is also a small cwtch area which leads to the garage and utility area. Outside, there is a low maintenance frontage, drive, garage and the rear garden is large but manageable and enjoying a westerly aspect. The property has gas central heating and double glazed windows. There is no onward chain.

Tenure Freehold

Tax Band E

Water Meter tbc

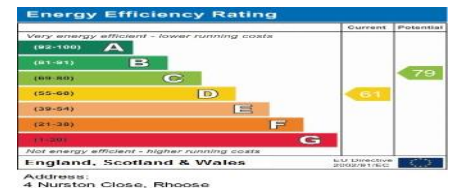
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Entrance Porch

Accessed via a multi paned (single glazed) door. Ceramic tiled flooring and wall light. Door to hall.

Entrance Hall

Accessed via a solid door with arch shaped glazed upper units. An L-shape with panelled doors leading off to the living/dining room, shower room/WC, kitchen and the three bedrooms. A drop down hatch with extendable ladder leads to a large loft, with lighting and ideal for storage. Radiator and coving.

Living Room to Dining Room 29' 0" x 11' 0" (8.83m x 3.35m)

Within the extension, this spacious open plan carpeted main living area initially offers space for the dining table and chairs. There is a side window, two radiators and coved ceiling with rose. A square opening leads to the living room which has a focal point of traditional fire surround with electric coal effect fire mounted on a marble hearth. Sliding uPVC doors lead on to the rear garden. Radiator, coving and ceiling rose.

Kitchen 10' 2" x 8' 10" (3.10m x 2.69m)

Hand built in 1983 and comprising a comprehensive range of units with - at the time - innovative corner storage cupboards and matching worktops. Integrated 4 ring ceramic hob, electric Neff oven, cooker hood and 1.5 bowl polycarbonate sink. Single glazed window and door to the cwtch area, whilst an panelled door leads to the TV room. Ceramic tiled flooring and splashbacks.

TV Room 9' 11" x 7' 0" (3.02m x 2.13m)

With laminated flooring, front uPVC window, coving, radiator and media shelving.

Cwtch 9' 9" x 5' 3" (2.97m x 1.60m)

A covered, internal ceramic tiled area ideal for breakfasting in the warmer months. Wall mounted combi boiler, doors to the garage and utility space, plus uPVC front and rear windows. A single glazed door leads to the side garden area.

Utility Area 8' 3" x 7' 4" (2.51m x 2.23m)

With ceramic tiled flooring, rear uPVC window and uPVC panelled walls. A great idea for washing and drying plus storage.

Shower Room/WC 6' 10" x 6' 6" (2.08m x 1.98m)

Fitted with a grey suite comprising WC, pedestal basin, bidet and double quadrant shaped shower unit with thermostatic shower with dual head. Chrome towel rail and side opaque uPVC window. uPVC (non-grout) panelled ceiling. Ceramic tiled splash-backs and sill.

Bedroom One 14' 2" x 12' 0" (4.31m x 3.65m)

A large double bedroom with laminated flooring, radiator, coving and front uPVC window. Free standing wardrobes will remain.

Bedroom Two 11' 2" x 10' 1" (3.40m x 3.07m)

A spacious double bedroom with uPVC French doors to the rear garden. Laminated flooring, coving and radiator. Dimensions exclude the door recess.

Bedroom Three 8' 4" x 6' 10" (2.54m x 2.08m)

A third bedroom with laminate flooring, side uPVC window, coving and radiator. Ideal as perhaps a computer room/study.

OUTSIDE

Front Garden

Low maintenance and with a Cotswold stone area ideal for potted plants. Raised flower-beds. An interlocking brick pavior wide path leads to the side main entrance, and then rear garden via swing gate.

Drive

Laid to interlocking brick pavior and leading to the garage.

Garage 16' 7" x 8' 7" (5.05m x 2.61m)

Accessed via up and over door and with a return door to the cwtch area. Power and lighting is provided.

Side Garden

A handy mainly slabbed area off the cwtch and ideal for recycling, storage and water butts. Raised planted beds. Open plan to the rear garden.

Rear Garden

A large but manageable rear garden with a wide slabbed patio with raised planted section. Further lawn and planted borders. Area with greenhouse. The garden is enclosed by block wall and fencing. Wooden shed with power and lighting.



HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.