



award winning estate agent

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43 Rhoose Way Rhoose



SEMI WITH 3 EXCELLENT SIZE BEDROOMS

FRONT LIVING ROOM; CLOAKROOM/WC

LARGE KITCHEN/DINING ROOM

EN-SUITE & FAMILY BATHROOM/WC

GCH; DG; 2 CAR SIDE DRIVEWAY

ENCLOSED SUNNY REAR GARDEN

£232,500

3 GOOD SIZE BEDROOMS; NHBC REMAINDER 6 YEARS; NO CHAIN - This Taylor Wimpey 'Gosford' home is well positioned and the ground floor offers an entrance hall, living room, cloakroom/WC and generous size kitchen/diner with integrated oven, hob and hood, plus pleasant aspect on to the sunny southerly garden. The first floor has three bedrooms, with the principal bedroom having an en-suite shower room/WC and this complements the family bathroom/WC. There is a rear garden and driveway parking for two cars to the side. The house benefits from gas central heating (combi), uPVC double glazing, smooth walls and ceilings. The house is situated within waling distance of superb coastal walks and also the rail link from Rhoose. No chain.

Tenure Freehold

Tax Band D

Water Meter Yes

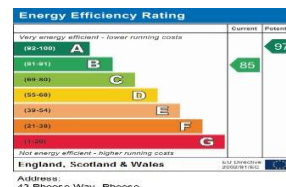
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GROUND FLOOR

Entrance Hallway

Accessed via a modern door with opaque glazing. Carpeted flooring, radiator, fuse-box and a carpeted staircase with handrail leads to the generous first floor. A glazed door leads to the living room.

Living Room 13' 9" x 12' 1" (4.19m x 3.68m)

A carpeted room with front window and radiator. A panelled door leads to the mid lobby area and then the kitchen/diner.

Mid Lobby Space

With a ceramic tiled flooring extending into the kitchen/diner; there are two panelled doors which lead to the cloakroom/WC and a handy utility/pantry style cupboard.

Cloakroom/WC 6' 0" x 3' 5" (1.83m x 1.04m)

With ceramic tiled flooring and white suite comprising close coupled WC and pedestal basin with tiled splash-back. Extractor and radiator.

Kitchen/Dining Room 15' 4" x 9' 4" (4.67m x 2.84m)

In two areas and initially with space for table and chairs; radiator. Rear window and French doors lead out to the sunny rear garden. Ceramic tiled flooring extends into the kitchen which is fitted with matching units. These are complemented by modern worktops which have a matching splash-back trim plus a 1.5 bowl stainless steel sink unit. Integrated 4 ring gas hob with hood over and matching splash-back. Further oven and grill. Concealed combi boiler. Extractor.

FIRST FLOOR

Landing

Carpeted and with panelled doors to the three bedrooms and bathroom. Radiator and loft access.

Bedroom One 9' 9" x 9' 2" (2.97m x 2.79m)

A very nicely presented carpeted double bedroom with front window, radiator and recessed double wardrobe. A panelled door leads to the en-suite.

En-Suite 5' 6" x 5' 6" (1.68m x 1.68m)

A lovely en-suite with white suite comprising close coupled WC, pedestal basin and fully tiled shower cubicle. Modern ceramic tiled flooring, fully tiled splash-backs and sill. Front opaque window. Radiator and extractor.

Bedroom Two 8' 6" x 8' 5" (2.59m x 2.56m)

A second carpeted double bedroom with rear window. Radiator and wardrobe.

Bedroom Three 11' 9" x 6' 7" (3.58m x 2.01m)

A carpeted larger than average single bedroom with rear window and radiator.

Bathroom/WC/Shower 6' 7" x 5' 7" (2.01m x 1.70m)

With a white close coupled WC, pedestal basin and bath. Ceramic tiled flooring plus fully tiled walls and splash-backs; radiator and extractor.

OUTSIDE

Front Garden

With plum slate chippings and a small path to the front door.

Side Driveway

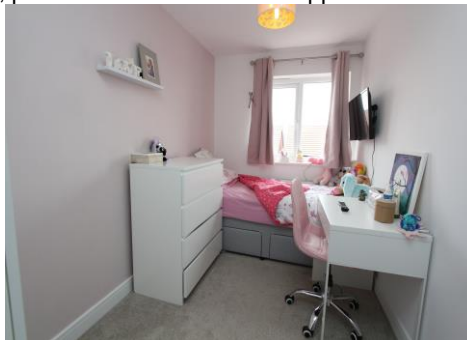
Providing two spaces and with a pedestrian door to the rear garden.

Rear Garden

An enclosed rear garden with initial sun patio and then a good area of lawn. Fully enclosed by timber fencing and enjoying a sunny aspect. Water tap.

Maintenance Charge

Once Taylor Wimpey have signed off the development, there will be an annual charge which contributes for the upkeep of any communal outside spaces such as gardens, parks and so on. The cost apportioned to this property is approximately £160 per annum.



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.