



award winning estate agent

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19 Speedwell Drive Rhoose



DELIGHTFUL DETACHED FAMILY HOME

3 DOUBLE BEDROOMS & 2 RECEPTIONS

CONSERVATORY AND KITCHEN

IMMACULATE ORDER THROUGHOUT

GAS CH; UPVC; DRIVE; GARAGE

ENCLOSED PRIVATE REAR GARDEN

£269,950

GENEROUS PRIVATE GARDEN; TWO RECEPTIONS AND CONSERVATORY; THREE DOUBLE BEDROOM - Situated on this modern development in the heart of Rhoose is this immaculately presented detached family home. The ground floor comprises an entrance hall with cloakroom WC off, two separate reception rooms, a conservatory extension, and good sized fitted kitchen with pantry cupboard. The first floor has three double bedrooms with the master having an en-suite shower room. There is also a white family bathroom WC with shower. Outside there is a front garden, drive, garage and enclosed good size rear garden with areas of patio and lawn. The property benefits from gas central heating (combi) plus there are uPVC double glazed windows and external doors throughout. Close by there is a short pedestrian cut through which lead to the main road through the village and thus the amenities including local shops, Tesco and also the Rail Station. Agent's Note - The probate is expected to be granted some time in later October 2021.

Tenure Freehold

Tax Band E

Water Meter No

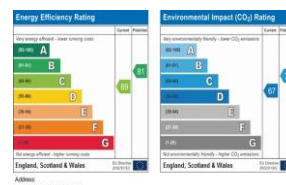
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GROUND FLOOR

Entrance Porch

Accessed via a uPVC door with matching opaque panels. There is an initial laminated flooring area with space for shoes, coats and so forth. Open access then leads into the entrance hall.

Entrance Hall

Carpeted and with panelled doors giving access to the cloakroom WC, living room and dining room whilst a carpeted staircase with handrail leads to the first floor. There is a coved ceiling, radiator and front window. Additional coat space.

Cloakroom WC 5' 8" x 2' 10" (1.73m x 0.86m)

Comprising a lightly coloured suite with close coupled WC and wash basin with vanity cupboards under and ceramic tile splash back around. Further tiled sill with opaque front window, radiator and high level fuse box.

Living Room 18' 0" x 11' 0" (5.48m x 3.35m)

An excellent size and immaculate carpeted main reception room which has a front window and sliding patio doors leading to a conservatory extension. Further panelled door leads to the kitchen. There are two radiators, a coved ceiling and a focal point of a modern fire place with electric feature fire inset and mounted on a marble hearth with matching back.

Dining Room 10' 4" x 9' 0" (3.15m x 2.74m)

A carpeted and entirely separate second reception room with front window, radiator and coved ceiling. A panelled door leads to the kitchen.

Kitchen 13' 5" x 8' 5" (4.09m x 2.56m)

A spacious kitchen which is fitted with a good range of matching eye level and base units in a dark pine effect. There is a display cabinet and modern worktops which have 1.5 bowl stainless steel unit inset with mixer tap over. Integrated appliances include a four ring ceramic hob plus waist level oven with grill. There is then further space for a washing machine, upright fridge freezer plus dishwasher as required. (these appliances are not included).

There is a carpeted flooring plus ceramic tiled splash backs and sill with rear window looking onto the garden whilst a uPVC door leads to the same. Radiator plus there is a handy under stair storage cupboard which acts as a pantry come storage.

Conservatory 9' 6" x 9' 3" (2.89m x 2.82m)

Carpeted, the conservatory has dwarf brick wall with windows over and a clear glass roof. A patio door leads out onto the rear garden.

FIRST FLOOR

Landing

Central carpeted landing which has recessed area with rear window and a radiator. There is a coved ceiling and panelled doors access the three double bedrooms, bathroom WC and also an airing cupboard with houses the combi boiler which fires the central heating. There is also a shelf for linen and towel storage.

Bedroom One 13' 4" x 11' 8" (4.06m x 3.55m)

A carpeted double bedroom with front window, radiator and panel door leading to the en-suite. There is a good range of fitted furniture including a single wardrobe, two double wardrobes plus bedside tables.

En-Suite 6' 0" x 5' 8" (1.83m x 1.73m)

Comprising a white suite with close coupled WC, pedestal basin and single fully tiled shower cubical. There is a laminated flooring plus ceramic tiled splash backs and sill with opaque front window. Radiator, extractor and shaver point.

Bedroom Two 11' 2" x 8' 8" (3.40m x 2.64m)

Dimensions exclude the deep door recess. This carpeted double bedroom has a front window plus radiator and also a drop down loft hatch.

Bedroom Three 9' 1" x 7' 10" (2.77m x 2.39m)

A carpeted bedroom which can take a double bed if it needs to. There is a radiator and rear window. Recessed is a handy full height wardrobe with hanging and shelved space.

Bathroom WC 7' 0" x 6' 0" (2.13m x 1.83m)

With a white suite comprising close coupled WC, pedestal basin and twin gripped bath with a telephone style mixer tap and shower arrangement with wall brackets. There are tiled splash backs and sill with opaque rear window. Extractor, radiator and shaver point.

OUTSIDE

Front Garden

A small generally stone chipped area for displaying potted plants etc, a paved area then extends with external access to the gas and electric meters.

Driveway

Tarmac and providing off road parking and leading to the SINGLE GARAGE

Rear Garden 43' Wide x 30' deep (13.10m x 9.14m)

A generous size and relatively private rear garden which has an initial level patio and then a good area of level lawn which is flanked by well stocked flower beds, to the side of the property there is a base with garden shed to remain. To the opposing side there is a pedestrian door leading into the single garage. Outside tap.



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.