



Jubilee Cottage, Rhoose Road
Rhoose, Vale of Glamorgan, CF62 3EP





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£385,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

An immaculate cottage understood to date from 1897 - Queen Victoria's diamond Jubilee. Comprehensively updated in recent years, it offers a wealth of character yet with all modern conveniences required. The accommodation, over three floors, includes: living dining room with woodburner, kitchen with breakfast area, sun room, utility room and ground floor cloakroom. Three bedrooms, shower room and bathroom. Low maintenance garden and parking. Viewing a must to be most fully appreciated.

EPC Rating: D67

Directions

Jubilee Cottage is located close to the centre of Rhoose Village, within a short stroll of all the shops and services, including the well regarded primary school. It fronts on to Rhoose Road, to the eastern end of the Village.

- Cowbridge 9.1 miles
 - Cardiff City Centre 13 miles
 - M4 (J33) 11.7 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

- * A truly delightful cottage understood to date from 1897 - Queen Victoria's Silver Jubilee
- * Comprehensively updated and extended in recent years now offering a wealth of character yet with all modern conveniences required
- * Immaculately presented accommodation over three floors
- * Entry to property via a 'David Salisbury' Sun Room, an ideal sitting space
- * Inner hallway, flanked by WC, cloak cupboard and utility room, links through to the central living space
- * Large, open-plan living-dining room with exposed stone walling in part and a deep, bay window to front elevation
- * Chimney breast with recessed contemporary woodburner within
- * Kitchen beyond features a comprehensive range of units; appliances, where fitted, are to remain and include 5 burner gas hob, oven, integral fridge and NEFF dishwasher
- * There remains room for a breakfast table to a glazed bay window; a further door opens to a very neat, covered lean-to - ideal for further storage
- * Largest of the bedrooms to the first floor with fitted wardrobes, a window to the front elevation and door to a sheltered balcony overlooking the garden
- * One further bedroom and shower room / WC to the first floor
- * Second floor bedroom with ample room for a double bed; and adjacent contemporary bathroom

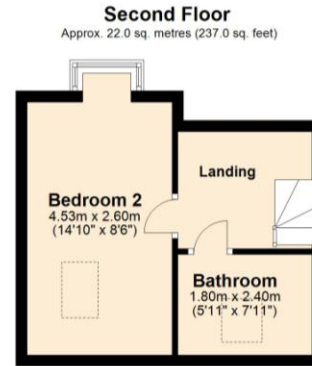
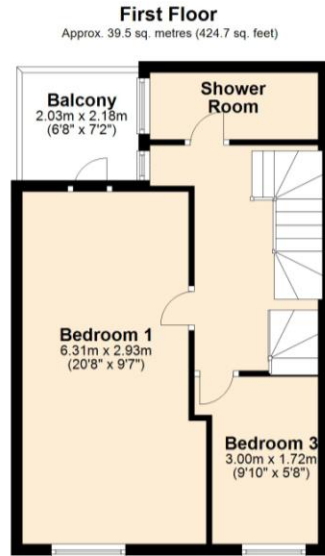
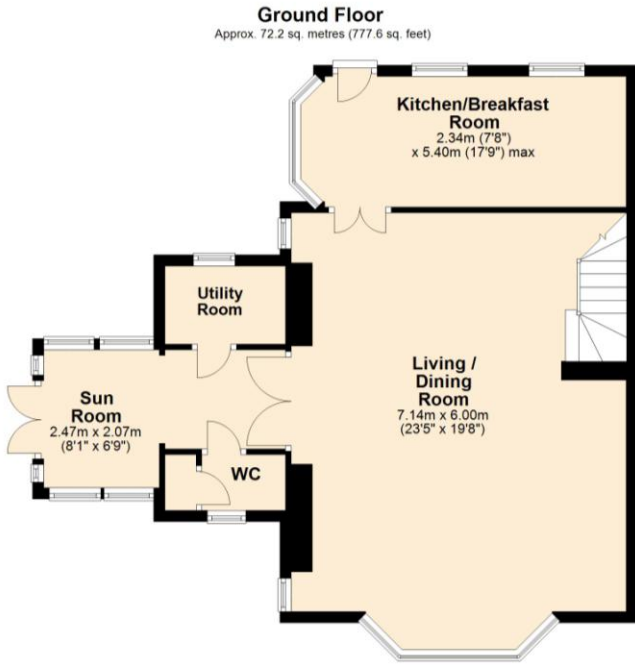
GARDENS AND GROUNDS

- * A low maintenance, forecourt garden located between Jubilee Cottage and the cast iron railings, separating the cottage from Rhoose Road
- * Block paved driveway with access shared with neighbouring property
- * Paving continues to provide a garden space, overlooked by, and accessed from, the kitchen
- * Additional storage to open lean-to at the rear of the property

TENURE AND SERVICES

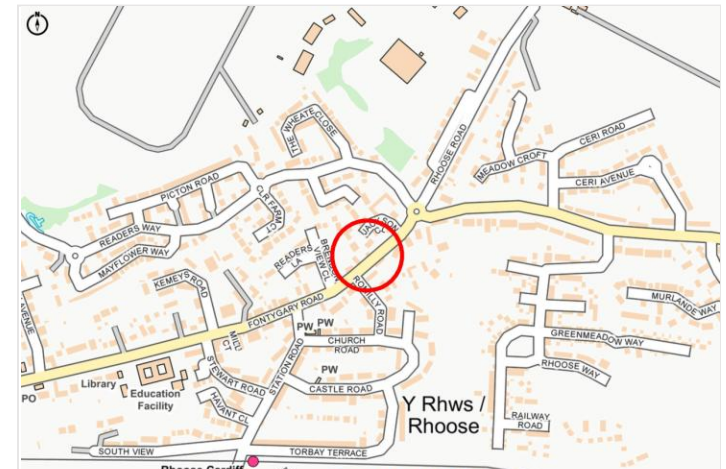
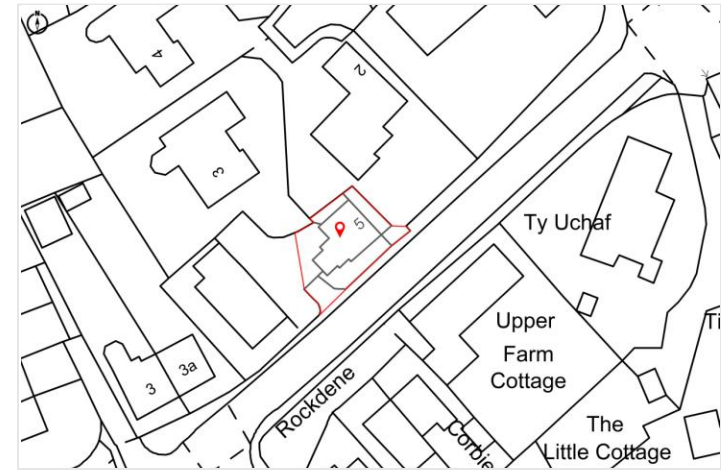
Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council Tax Band: F





Total area: approx. 133.7 sq. metres (1439.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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