

Chris Davies
residential sales & lettings

23 Ceri Avenue, Rhoose
£325,000



23 Ceri Avenue

Rhoose

Charming 3-bed semi-detached bungalow with spacious rear garden & great parking. Features include two receptions, large kitchen/diner, shower room/WC, garage, gas central heating, UPVC double glazing. Tranquil garden with patio & lush lawn. Convenient double gates for off-road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GREAT PARKING AND GARAGE
- GAS CH AND UPVC DG; DRIVE & GARAGE
- 2 RECEPTIONS AND LARGE KITCHEN/DINER
- EASY ACCESS SHOWER ROOM/WC
- 3 BEDROOM SEMI DETACHED BUNGALOW
- SPACIOUS REAR GARDEN - NO CHAIN
- EPC D64





Entrance Porch

Accessed via uPVC door with opaque glazing and matching side panel. Vinyl flooring. Internal opaque glazed multi paned door leads into the hallway.

Hallway

Original block wood flooring and T shaped with doors off to all rooms. Radiator. Handy storage recess and double storage cupboard.

Living Room

15' 1" x 10' 2" (4.59m x 3.10m)
Original block wood flooring and with a front uPVC window. Radiator. Electric fire mounted on a tiled period style hearth. A feature arch leads through to the dining room.

Dining Room

12' 5" x 7' 9" (3.78m x 2.36m)
Dimensions: 12' 5" x 7' 9" (3.78m x 2.36m). Carpeted and with a radiator. Double opaque doors to the kitchen breakfast room and there is an opaque glazed door to the hallway. (Original block flooring under the carpet)

Kitchen Breakfast Room

13' 11" x 12' 0" (4.24m x 3.65m)
A very spacious room which is carpeted and offers central space for table and chair as needed. The kitchen is fitted with a good range of matching eye level and base units, whilst dated are perfectly serviceable and these are complemented by roll top work surface areas which have a one and half bowl sink unit inset. Space for appliances. Radiator. uPVC window looking onto the rear garden and there is a textured ceiling with to strip lights. Opaque uPVC door which leads out to the rear garden. Ceramic tile splash back areas.

Bedroom One

13' 3" x 11' 11" (4.04m x 3.63m)
A spacious carpeted double bedroom which has a front uPVC window and radiator. (Original block flooring under the carpet)





Bedroom Two - Dimensions: 12' 5" x 9' 0" (3.78m x 2.74m). Another good size carpeted double bedroom with a rear uPVC window and radiator. (Original block flooring under the carpet)

Bedroom Three - Dimensions: 9' 3" x 7' 10" (2.82m x 2.39m). A carpeted bedroom which could take a double bed if needed. Radiator and rear uPVC window. (Original block flooring under the carpet)

Shower Room - Dimensions: 9' 2" x 5' 6" (2.79m x 1.68m). A modern suite in white comprising WC with concealed cistern, basin with vanity cupboard under plus there is a triple width walk in shower enclosure with adjustable height electric shower unit and seat. Chrome heated towel rail. Easy wipe floor covering and ceramic tile splash backs. Opaque rear window.

Front Garden

Laid primarily to slabs and enclosed by dwarf block wall. Planted flower beds and path to front door.

Rear Garden

45' 12" x 32' 12" (14.01m x 10.05m)

Initially with a concrete patio area and two steps lead up to a central slabbed path which bisects two areas of level lawn. Outside tap. Behind the garage there are general storage ages which are dilapidated and will need to be replaced.

Driveway - - 3 Parking Spaces

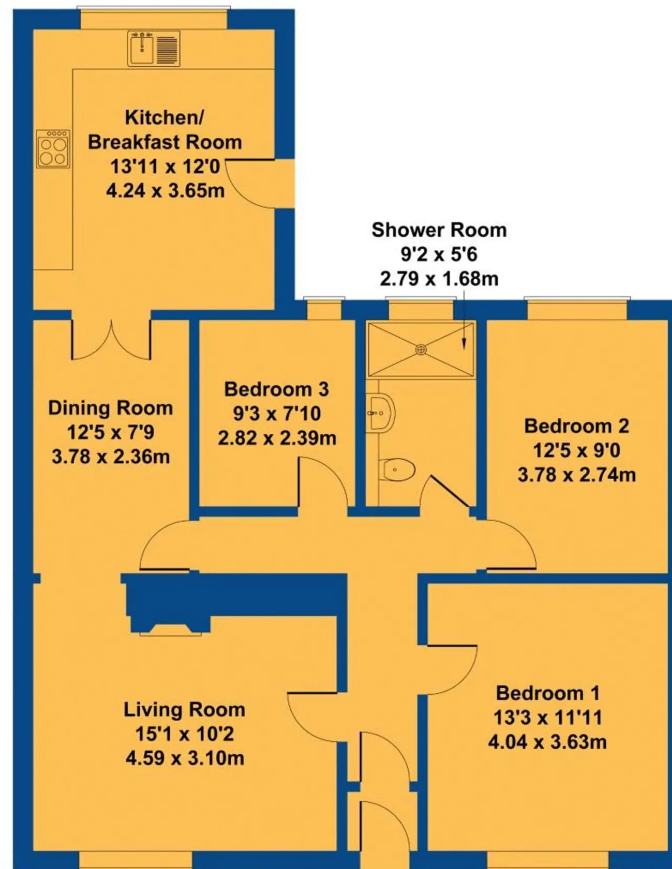
Accessed via double wrought iron gates from the front and extending to the side of the property and providing off road parking for several vehicles. A secure pedestrian gate leads to the rear garden. There is also access to the extended garage.

Garage - Single Garage - A garage with various workshop and storage areas at the rear.



23 Ceri Avenue

Approximate Gross Internal Area
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2023
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