





## 14 Showle Acre

Rhose, Barry

TOTALLY REFURBISHED; 3 BEDROOM HOME WITH PARKING FOR 4 CARS AND NO ONWARD CHAIN - Situated at the head of this modern cul de sac, the ground floor com...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- PARKING FOR 4 VEHICLES; NO CHAIN
- TOTALLY REFURBISHED 3 BEDROOM HOME
- CLOAKS/WC AND 1ST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- GAS CH, UPVC DG, SUPER FINISH
- OPEN PLAN KITCHEN/DINER/LIVING ROOM





### **Entrance Hallway**

Accessed via a composite door, the hall has a luxury insulated tiled vinyl flooring and matching doors to the open plan living space, cloakroom/WC and handy under stair storage cupboard. A carpeted staircase leads to the first floor. Radiator.

### **Cloakroom WC**

Dimensions: 6' 3" x 2' 9" (1.90m x 0.84m). Comprising a WC and basin with cupboard under. Opaque front window, ceramic tiled walls and tiled vinyl flooring. Radiator and fusebox.

### **Kitchen Dining Area**

Dimensions: 14' 4" x 9' 2" (4.37m x 2.79m). Beautifully fitted with a stylish kitchen which hides a full range of integrated appliances including dishwasher, washing machine, fridge and freezer. There is also a 4 ring gas hob with electric oven under and glass canopied extra hood over. The units are complemented by varnished butcher block style worktops which have a stainless sink unit inset. Ceramic tiled splashback areas. Concealed combi boiler firing the gas central heating. A superb insulated tiled vinyl flooring extends through to the living area and a window with blinds looks to the front. Radiator plus mains wired smoke alarm and CO detector.



### **Living Area**

Dimensions: 15' 6" x 9' 11" (4.72m x 3.02m). With a rear window and French doors leading to the rear garden. Continuation of the insulated vinyl flooring and radiator.



### **Landing**

The carpeted landing has panelled doors to the three bedrooms and bathroom/WC. There is a drop down loft hatch with 3 way extendable ladder and this leads to a mostly boarded and doubly insulated loft space.

### **Bathroom/WC/Shower**

Dimensions: 6' 7" x 5' 9" (2.01m x 1.75m). A pristine bathroom comprising a WC, basin with vanity cupboard under and bath which has a triple-extending glazed screen and thermostatic shower.



### **Bathroom/WC/Shower**

Dimensions: 6' 7" x 5' 9" (2.01m x 1.75m). A pristine bathroom comprising a WC, basin with vanity cupboard under and bath which has a triple-extending glazed screen and thermostatic shower over. Opaque side window with ceramic tiled sill matching the walls and splashbacks. Radiator, extractor and tiled vinyl flooring.

### **Bedroom One**

Dimensions: 15' 5" x 10' 2" (4.70m x 3.10m). A great size double bedroom with fitted wardrobes along the width of one wall. Two rear windows overlook the garden. Radiator and USB/power points.

### **Bedroom Two**

Dimensions: 10' 2" x 7' 3" (3.10m x 2.21m). A carpeted single bedroom with front window, radiator and display space which is over the stairwell.

### **Bedroom Three**

Dimensions: 10' 10" x 7' 10" (3.30m x 2.39m). A carpeted single bedroom with front window and radiator.





### **FRONT GARDEN**

A pretty landscaped garden with slate chippings and planted borders with shrubs. A path leads to the front door.

### **REAR GARDEN**

Initially with a patio with Cotswold chipped infills and this leads on to a level lawn, and a final Cotswold slabbed patio is beyond that. The garden has planted borders and is enclosed by well kept fencing and a gate offers side access to a shared access path which in turn leads to the rear of this row of properties.

### **ON DRIVE**

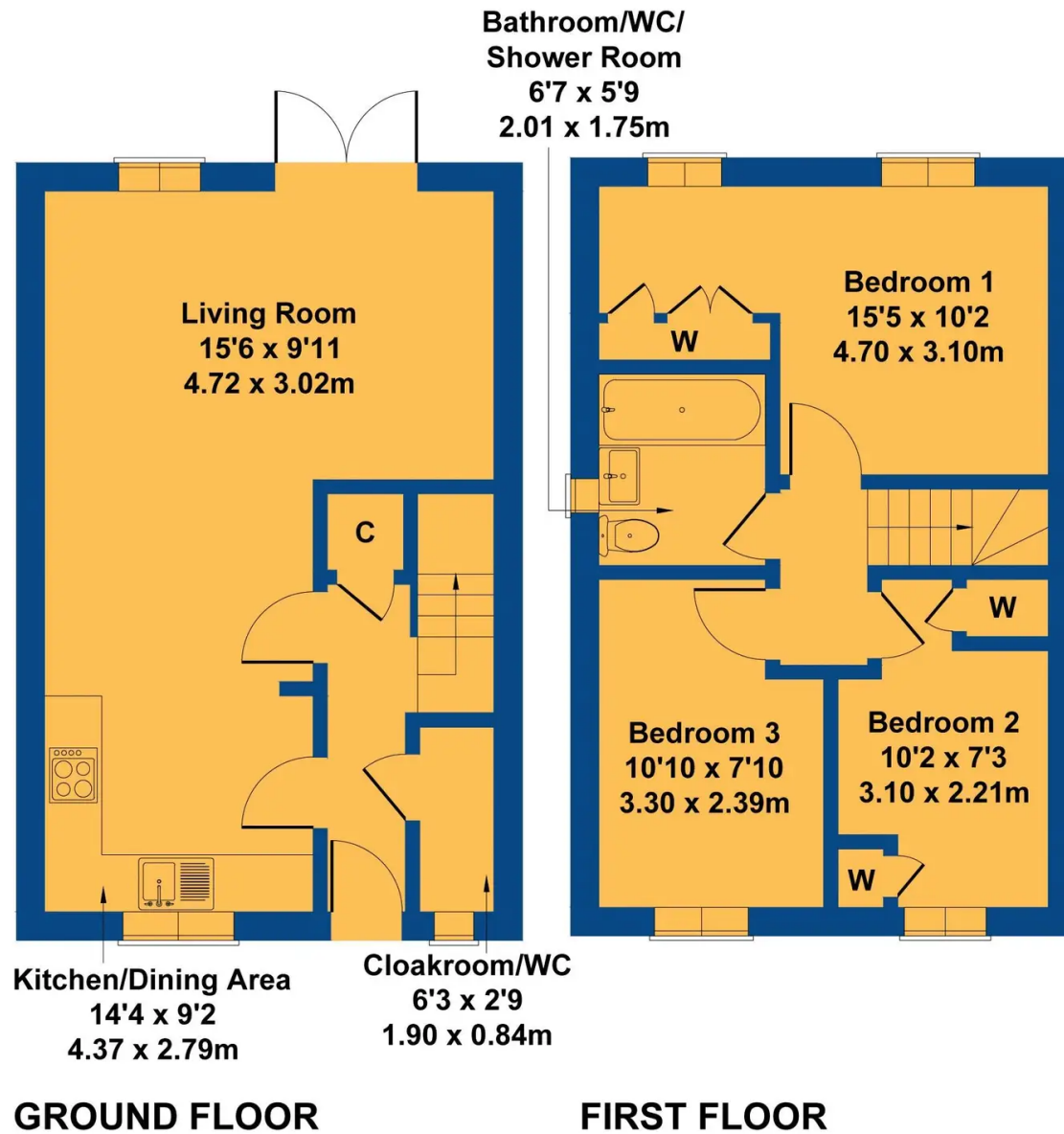
4 Parking Spaces

In two sections and initially with a slate chipped area for parking two vehicles side by side. To the left, there is also a tarmac drive for two further vehicles.



# 14 Showle Acre

Approximate Gross Internal Area  
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900 • [rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk) • [www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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