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FOR SALE

**Chris Davies**
residential sales & lettings

1 Halley Court, Rhoose
£425,000



1 Halley Court

Rhose

This exceptional 4-bedroom detached house is an impressive find, boasting a size that is much larger than the average detached property. Inside, you will be greeted by four spacious double bedrooms, with one featuring an en-suite for added convenience.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- MUCH LARGER THAN THE AVERAGE DETACHED HOUSE
- 4 DOUBLE BEDROOMS - ONE EN-SUITE
- THREE RECEPTION ROOMS AND A CONSERVATORY
- SPACIOUS FAMILY KITCHEN/DINER; SEPARATE UTILITY ROOM
- ENCLOSED PRIVATE REAR GARDEN
- 4 CAR PARKING AND ATTACHED DOUBLE GARAGE
- SELECT LOCATION IN THE CENTRE OF RHOOSE VILLAGE
- EPC D68





Entrance Hallway

Accessed via an external covered storm porch and through a uPVC door with opaque glazing, the hall has an Oak style laminate flooring plus a carpeted staircase (with Oak balustrade) leading to the first floor. Matching doors lead to the living room, study, kitchen and cloakroom/WC. Radiator. and smooth coved ceiling.

Living Room

16' 9" x 11' 7" (5.10m x 3.53m)

A spacious carpeted room with front window, radiator and glazed double doors which lead to the dining room. Smooth coved ceiling.

Dining Room

11' 8" x 10' 4" (3.55m x 3.15m)

A carpeted reception room with door to the kitchen and sliding uPVC doors to the conservatory. Smooth coved ceiling and radiator.

Conservatory

12' 5" x 10' 10" (3.78m x 3.30m)

With a ceramic tiled flooring and uPVC windows and French doors to the private garden. Radiator and power points plus polycarbonate pitched roof.

Family Kitchen

13' 6" x 11' 9" (4.11m x 3.58m)

A great focal point of this great family house is the well appointed kitchen. It has a multitude of units in a light Oak style and these are complemented by granite effect worktops (with breakfast bar) which in turn have a 1.5 bowl sink unit inset. Integrated dishwasher and free standing range style oven. Ceramic tiled flooring, splashbacks and sill plus uPVC rear window and door to the garden. Panelled doors access the hall, utility room and handy storage cupboard.





Utility Room

7' 4" x 5' 2" (2.23m x 1.57m)

A practical room with space for appliances, storage and secondary sink unit. Smooth covered ceiling, radiator and fire door leading to the attached double garage.

Study

10' 1" x 7' 4" (3.07m x 2.23m)

Ideal for working from home, this carpeted reception room has a front uPVC window, radiator and smooth covered ceiling.

Cloakroom/WC

7' 4" x 2' 5" (2.23m x 0.74m)

With a white suite comprising WC and wall hung basin. Side opaque window, radiator and fully tiled walls and flooring.

Landing

Carpeted and with patching doors to the 4 bedrooms and bathroom. Loft hatch.

Bedroom One

13' 2" x 11' 10" (4.01m x 3.60m)

A carpeted double bedroom with front uPVC window, radiator and recessed mirror fronted wardrobes. Door to the en-suite.



En-Suite

8' 5" x 3' 1" (2.56m x 0.94m)

With a white suite comprising WC, basin with vanity cupboard under and shower cubicle with thermostatic shower inset. Smooth covered ceiling, side opaque uPVC window, extractor and heated towel rail. Tiled splashbacks and walls.

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

A carpeted double bedroom with front UPVC window, radiator, smooth covered ceiling and recessed mirrored wardrobes.



Bedroom Three

10' 7" x 9' 11" (3.22m x 3.02m)

A carpeted double bedroom with rear uPVC window with some sea glimpses plus radiator. Smooth covered ceiling.

Bedroom Four

15' 4" x 7' 3" (4.67m x 2.21m)

A carpeted double bedroom with rear uPVC window with some sea glimpses plus radiator. Smooth covered ceiling.

Bathroom / WC

7' 0" x 6' 5" (2.13m x 1.95m)

A refitted bathroom in white with WC with concealed cistern, basin with vanity cupboard under and reverse P shaped bath with mixer shower (with rainfall style head) and screen over. Opaque side uPVC window, chrome heated towel rail and easy wipe flooring. Tiled walls and splashbacks. Smooth ceiling, extractor and shaver point.





FRONT GARDEN

A level lawn with central feature tree. A slabbed walkway leads to the gated side access and then rear garden.

REAR GARDEN

65' 11" x 29' 12" (20.1m x 9.14m)

A generous private rear garden which is totally enclosed and comprises areas of patio, lawn and two recessed side areas. Outside tap.

DRIVEWAY

4 Parking Spaces

Laid to compressed stone chippings and providing 4 off road parking spaces (2 x 2). This leads to the double garage.

GARAGE

Double Garage

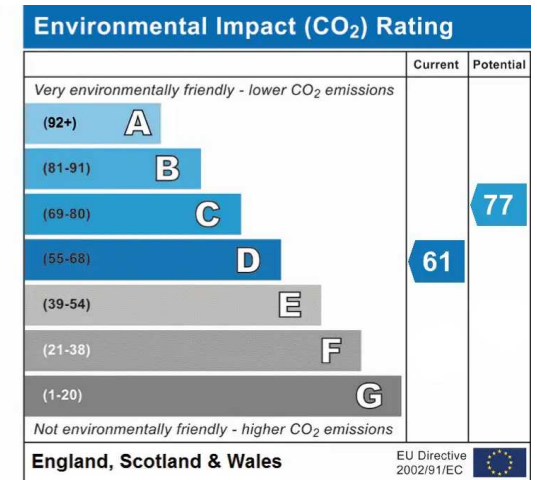
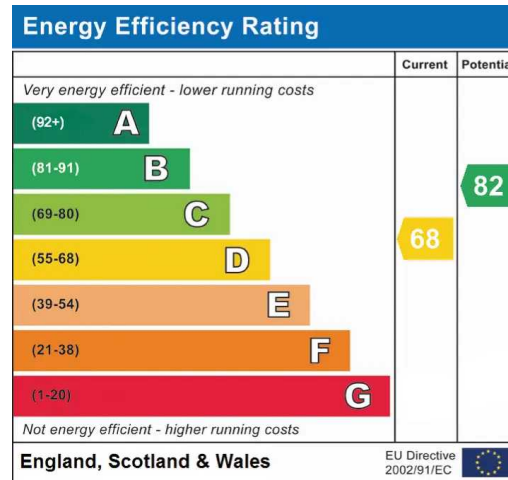
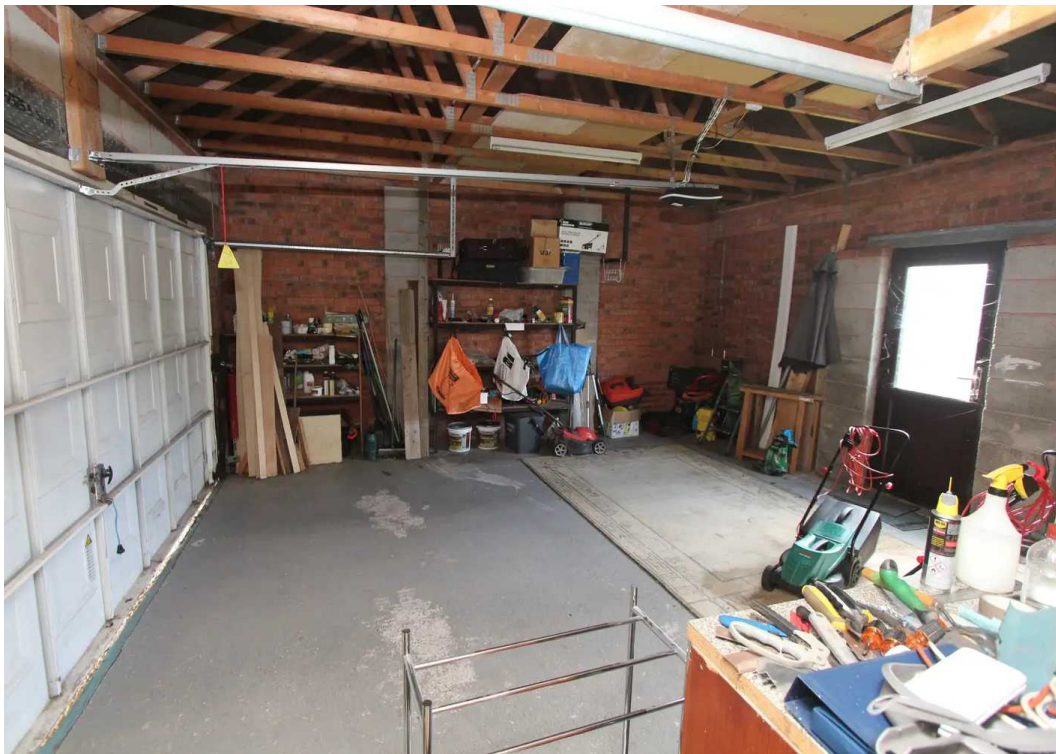
An attached double garage which has power and lighting and great storage into the rafters. It is accessed via an electric roller door whilst a pedestrian door leads to the rear garden. Wall mounted combi boiler which fires the gas central heating. Fuse box and electric meter.

ALLOCATED PARKING

2 Parking Spaces

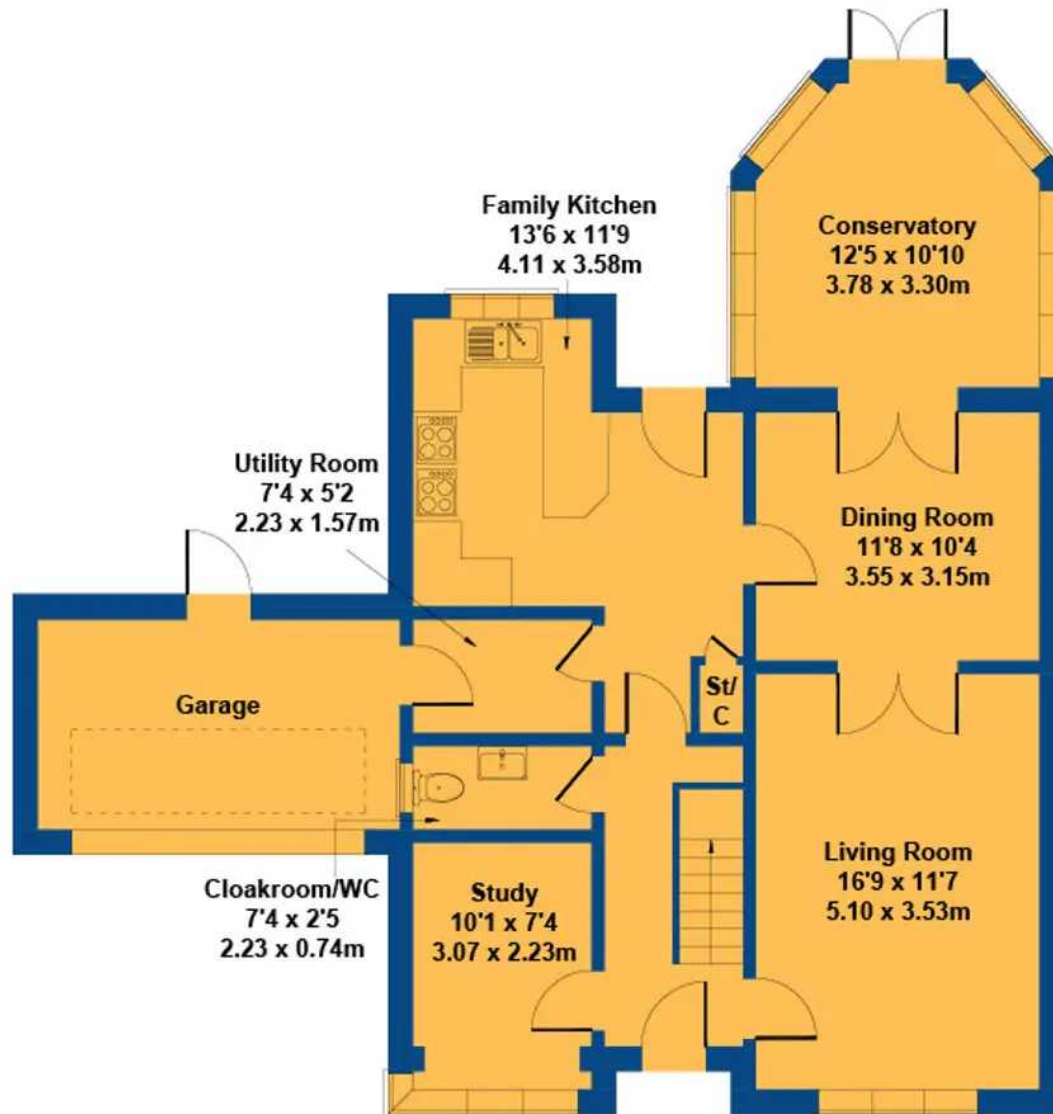
There is a two bay allocation of parking to the front right of the property and this is also within the confines of the boundaries of the properties.



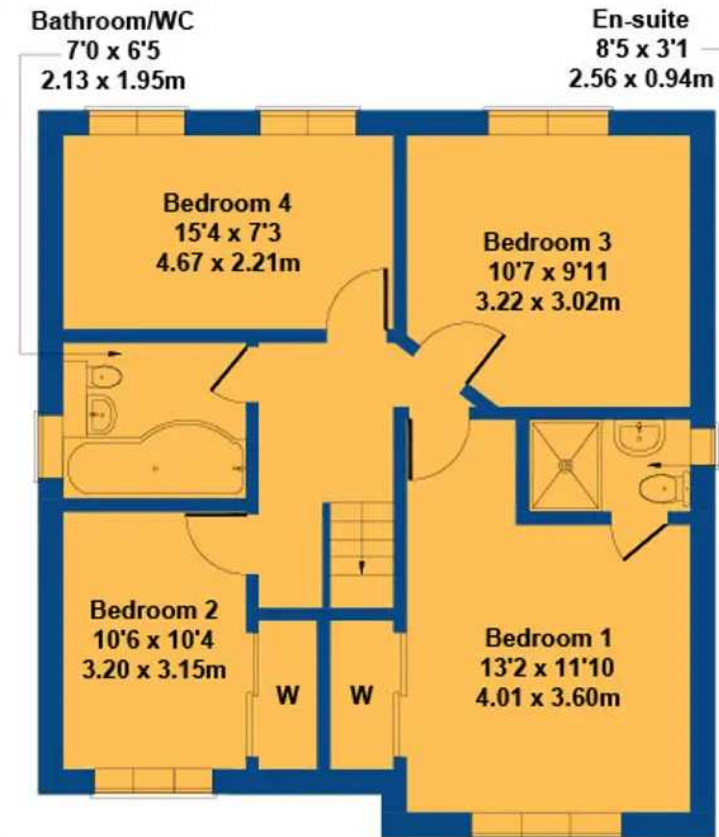


1 Halley Court

Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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