





25 Wesley Avenue

Rhose

This beautiful 2 bed bungalow in sought-after Rhose offers tranquillity and ample space. Features include a large conservatory, cosy living room with gas burner, full width kitchen/diner, and a recently refitted shower room. Driveway and garage included. Perfect single-level home. Don't miss out!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- SOUGHT AFTER LOCATION IN CENTRAL RHOOSE
- 2 BEDROOM SEMI DETACHED BUNGALOW
- LARGE CONSERVATORY EXTENSION
- COSY LIVING ROOM WITH FEATURE STOVE
- RECENTLY REFITTED SHOWER ROOM WC
- LARGE BUT MANAGEABLE REAR GARDEN
- DRIVEWAY AND SEMI DETACHED GARAGE
- EPC RATING C71

Please note that this property is subject to probate being granted and this is realistically not going to be in place until May/June 2024.





Entrance Hall

Accessed from the side with uPVC opaque glazing and matching side panel. Solid Oak flooring, radiator and smooth coved ceiling with recessed spotlights. Drop down loft hatch to a partly boarded loft which is enormous and great for a conversion subject to planning legislation. Meter cupboard. Matching panelled doors give access to the two double bedrooms, living room, refitted shower room WC and the kitchen dining room. Further door leads to a handy coat and shoe storage cupboard.

Living Room

16' 2" x 11' 11" (4.93m x 3.63m)

Measurements into bay. A large carpeted reception room which has curved front bay window. Smooth coved ceiling with 6 recess spot lights. Radiator. Focal point is that of a coal effect gas burner which is laid on a slabbed hearth with feature wooden mantel over.

Kitchen Dining Room

17' 2" x 10' 2" (5.23m x 3.10m)

Incorporating the space of which was the third bedroom and now a large full width kitchen diner. The dining area has space for table and chairs and here there are uPVC French doors leading to the conservatory extension. Radiator. Smooth coved ceiling with 14 recessed spot lights. The kitchen area is comprehensively fitted with matching eye level and base units in cream and these are complemented by black modern work tops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated 4 ring gas hob with adjacent double oven and grill, dish washer and washing machine and fridge freezer. Side uPVC window with ceramic tiled sill matching the splash backs. Wall mounted combi boiler.





Conservatory

14' 1" x 14' 1" (4.29m x 4.29m)

A large extension providing an additional reception room. uPVC windows built on a dwarf wall and matching French doors leading to the rear garden. Clear glass roof, three large radiators and power points.

Bedroom One

11' 3" x 9' 5" (3.43m x 2.87m)

Carpeted double bedroom with front uPVC window, radiator and smooth coved ceiling with 4 recessed spot lights.

Bedroom Two

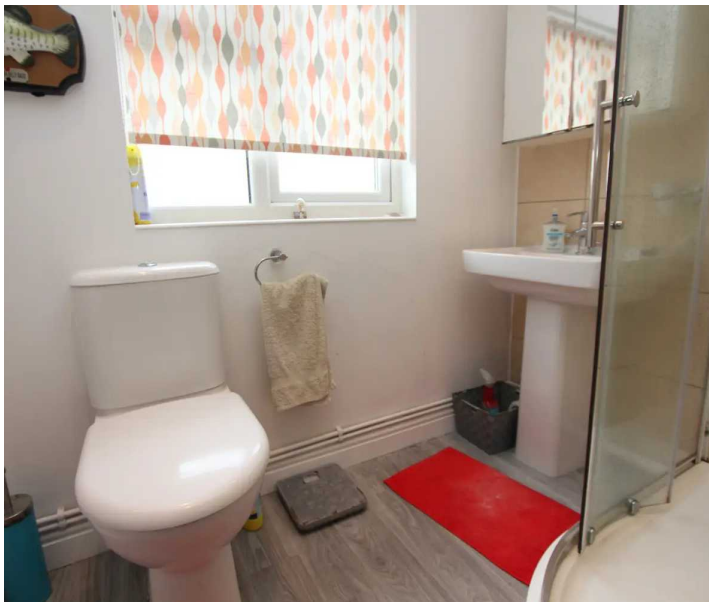
11' 5" x 9' 11" (3.48m x 3.02m)

A spacious carpeted double bedroom this time with uPVC rear window, radiator and smooth coved ceiling with 4 recessed spot lights.

Shower room WC

6' 9" x 5' 5" (2.06m x 1.65m)

Recently refitted and with a white suite comprising WC, pedestal basin and double quadrant style fully tiled shower cubicle which has a fixed rainfall style head and adjustable rinse unit. Modern easy wipe flooring. Side opaque uPVC window with tiled sill. Smooth ceiling with 4 recessed spot lights and extractor. Chrome ladder style towel radiator.





FRONT GARDEN

Laid to lawn and bordered by a dwarf brick wall. Pretty planted borders and perimeter pathway.

REAR GARDEN

41' 12" x 32' 12" (12.8m x 10.06m)

A large but manageable sunny rear garden which has an initial patio, gated side access to the drive and garage. The main part of the garden is laid to a level lawn with adjacent area - ideal for allotment style area. The garden is enclosed by well maintained fencing on all sides.

DRIVEWAY

3 Parking Spaces

Laid to interlocking brick and providing off road parking for several vehicles, also leading to the semi detached garage.

GARAGE

Single Garage

Accessed from the front via up and over door, the garage has power and lighting and further uPVC pedestrian door to the garden and adjacent windows.

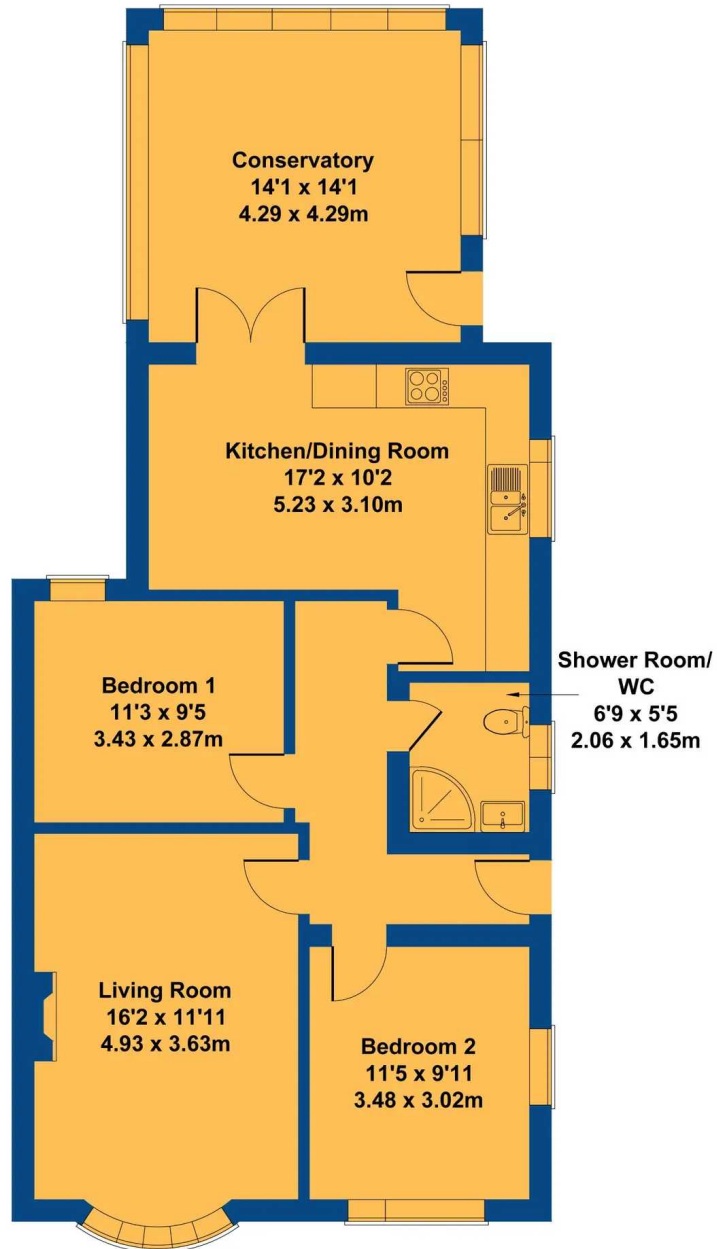


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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