





36 Railway Road

Rhoose

Beautifully presented 4 bed detached family home in modern development. Not overlooked rear garden with patio and lawn. Social kitchen/dining room. 2-car driveway, single garage. EPC B84. Close to station, coastal walks, and M4 access.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL DETACHED FAMILY HOME
- NOT OVERLOOKED FROM THE REAR
- 4 BEDROOMS – 3 WITH WARDROBES
- SOCIAL KITCHEN/DINING ROOM
- LANDSCAPED WESTERLY REAR GARDEN
- 2 CAR DRIVEWAY AND SINGLE GARAGE
- EPC RATING B84





Entrance Hallway

Accessed via a modern door with opaque glazing, the hall has a stylish porcelain tiled floor plus carpeted stairs to the first floor. Radiator and handy open under stair storage space. Column panelled doors lead to the cloakroom/WC, living room, kitchen/diner and a handy cloaks cupboard.

Cloakroom/WC

6' 1" x 4' 0" (1.85m x 1.22m)

With a porcelain tiled floor and white suite comprising close coupled WC and pedestal basin. Radiator, extractor and panelled walls to dado level.

Living Room

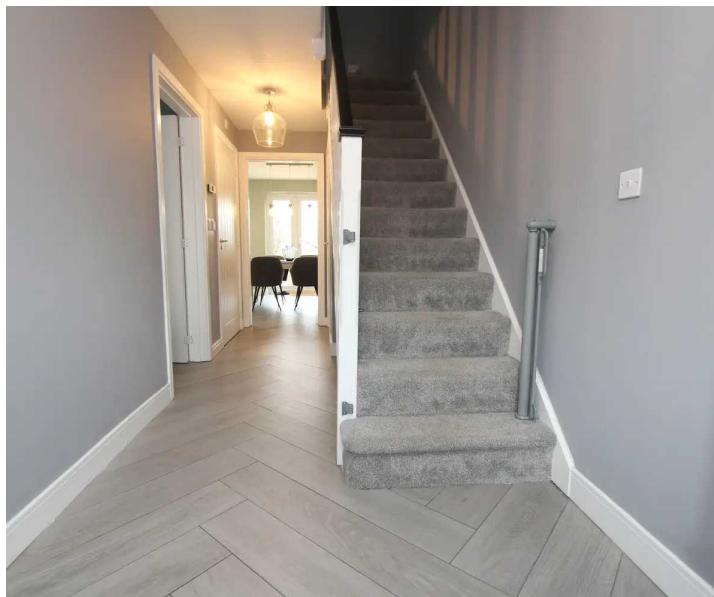
16' 3" x 11' 9" (4.95m x 3.58m)

With the larger measurement taken into the bay, this immaculate reception room has porcelain tiled flooring, a radiator, media shelf and the front bay window.

Social Kitchen/Dining Room

18' 7" x 10' 11" (5.66m x 3.33m)

Running the full width of the property is this delightful social hub with continuation of the porcelain tiled flooring. Initially there is space for table and chairs, a radiator and French style doors to the landscaped rear garden. The kitchen is really well appointed with matching units in a light grey and these are complemented by modern worktops with a 1.5 bowl sink unit inset. Integrated appliances include a 4 ring gas hob with extractor over and matching splash-back, waist level double oven/grill, dishwasher and there is freestanding space for a fridge/freezer as required. Further rear window plus smooth ceiling with 6 recessed spotlights. Concealed boiler which fires the gas central heating. Panelled door to the utility room.





Utility Room

5' 6" x 4' 1" (1.68m x 1.24m)

With porcelain tiled flooring and space for washing machine and tumble dryer as needed. Worktop space, radiator, extractor and smooth ceiling with 2 recessed spotlights.

Landing

A carpeted landing with matching column panelled doors which lead to the 4 bedrooms and bathroom. Loft hatch and radiator.

Bedroom One

14' 2" x 10' 8" (4.32m x 3.25m)

A carpeted main bedroom with dimensions take into the feature front bay window. Fitted double and single wardrobes, radiator and column panelled door to the en-suite.

En-Suite

6' 7" x 3' 11" (2.01m x 1.19m)

With a porcelain tiled floor and white suite comprising WC, pedestal basin and double fully tiled shower cubicle. Radiator, extractor, shaver point and smooth ceiling with 4 recessed spotlights.

Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m)

A carpeted double bedroom with rear window enjoying an open outlook. Fitted double wardrobe and radiator.

Bedroom Three

9' 2" x 8' 4" (2.79m x 2.54m)

A carpeted double bedroom with rear window enjoying an open outlook. Radiator and recessed double wardrobe excluded from dimensions given.

Bedroom Four

7' 7" x 7' 2" (2.31m x 2.18m)

A carpeted single bedroom with front window and radiator.





Bathroom/WC

6' 7" x 6' 5" (2.01m x 1.96m)

With porcelain tiled flooring and a white suite comprising WC, pedestal basin and bath. Tiled splash back areas, radiator, extractor, smooth ceiling with 4 recessed spotlights and shaver point.

Front Garden

A small front garden with planted flowerbeds and path to the front door.

Rear Garden

A beautifully landscaped and private rear garden that is not overlooked from the rear. There is an initial raised Cotswold slabbed patio with fenced balustrade and steps lead down to a recently laid lawn all enclosed by well maintained timber fencing. A pedestrian gate leads out to the driveway.

DRIVEWAY

2 Parking Spaces

A tarmacked drive to the side of the property that leads to the semi detached single garage.

GARAGE

Single Garage

Accessed via up and over door, the single garage has power and lighting provided and storage into the rafters.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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