





## 36 Railway Road

Rhose

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**

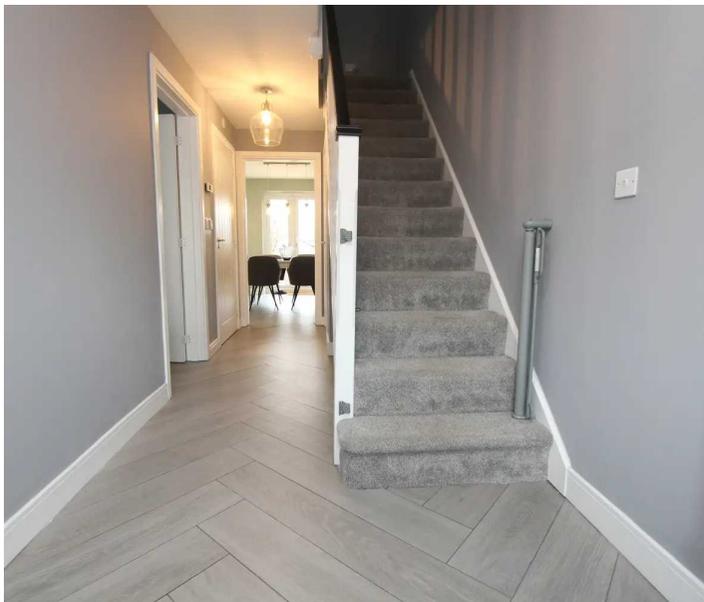
16' 3" x 11' 9" (4.95m x 3.58m)

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.

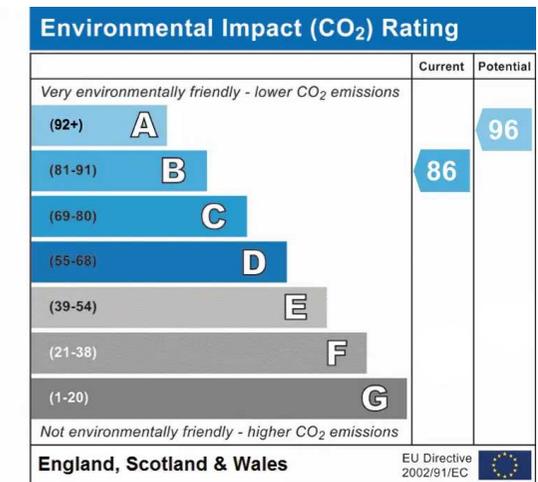
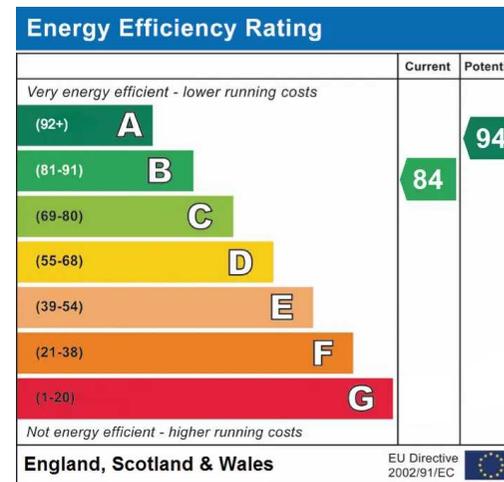
### **GARAGE**

Single Garage

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







## 36 Railway Road



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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