





10 Hearte Close

Rhose

Impeccably maintained 3-bed detached home in desirable cul-de-sac. Two reception rooms, beautiful kitchen, en-suite, utility room, garage, enclosed garden. Walking distance to amenities and beach access.

Council Tax band: E

Tenure: Freehold

- REALLY WELL KEPT 3 BEDROOM DETACHED HOME
- DESIRABLE CUL DE SAC OF ONLY TEN HOUSES
- TWO RECEPTION ROOMS AND LOVELY KITCHEN
- FAMILY BATHROOM/WC PLUS EN-SUITE
- UTILITY ROOM AND CLOAKROOM/WC
- WESTERLY FACING ENCLOSED REAR GARDEN
- DRIVEWAY AND INTEGRAL SINGLE GARAGE
- EPC RATING D63





Entrance Hallway

Accessed via a uPVC door with arch shaped obscure glazing. The hall has a carpeted flooring and matching staircase with double handrail leading to the first floor. Matching panelled doors lead to the cloakroom/WC, living room, handy under stair cupboard and kitchen. Radiator.

Cloakroom/WC

5' 9" x 2' 10" (1.75m x 0.86m)

With a lightly coloured suite comprising WC and wall hung basin. Obscure front window with tiled sill and mosaic effect vinyl flooring. Radiator.

Living Room

14' 8" x 10' 11" (4.47m x 3.33m)

A recarpeted excellent size reception room with front window. The focal point is a modern fireplace which has a marble back and hearth plus coal effect gas fire inset. Coving, two radiators and glazed double doors lead to the dining room.

Dining Room

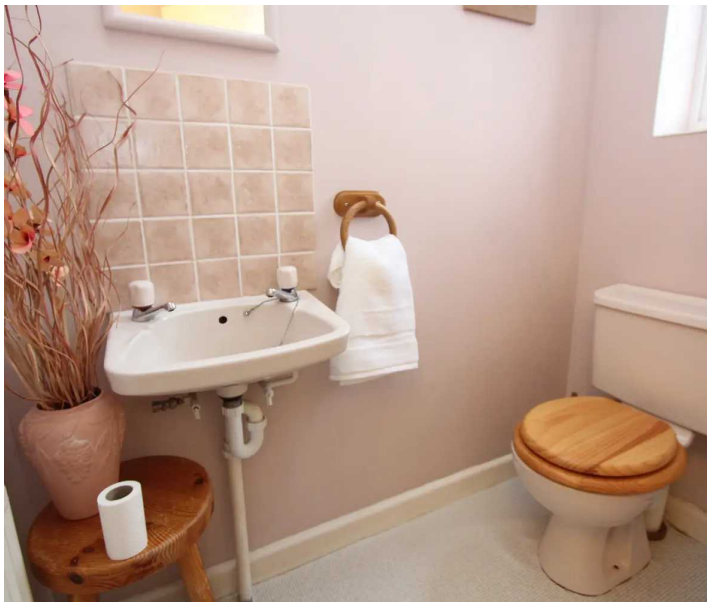
9' 9" x 8' 8" (2.97m x 2.64m)

Recarpeted matching the living room, this reception room has French style doors leading to the enclosed rear garden and a panelled door to the kitchen. Radiator and coving.

Kitchen

11' 5" x 11' 0" (3.48m x 3.35m)

With a ceramic tiled flooring this modern kitchen has a wide range of units incorporating functional curved corner cabinets. There are modern worktops with a 1.5 bowl stainless steel sink unit inset and integrated appliances include a 4 ring gas hob, double electric oven with grill plus inset fridge/freezer (refitted 2023). Rear window and panelled door to the utility room.





Utility Room

8' 8" x 5' 1" (2.64m x 1.55m)

With a ceramic tiled flooring, the utility room has a stainless steel sink unit, base and upright cupboards plus space for washing machine and tumble dryer (appliances seen not to remain). A uPVC door leads to the garage whilst a part glazed obscure uPVC door leads to the rear garden. Wall mounted boiler firing the gas central heating.

Landing

Carpeted and with panelled doors leading to the three bedrooms, bathroom and handy airing cupboard which contains a recently replaced hot water tank/cylinder. Loft hatch and side window.

Family Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

Immaculate and with a white suite comprising a WC, pedestal basin plus twin grip bath with telephone style shower attachment over. Obscure rear window, radiator, extractor, mirror and shaver point. Wooden flooring and tiled splashbacks/sill.

Bedroom One

11' 3" x 10' 6" (3.43m x 3.20m)

A carpeted double bedroom with rear window, radiator and recessed double wardrobe excluded from dimensions provided. Panelled door to the en-suite.

En-Suite

6' 6" x 5' 4" (1.98m x 1.63m)

A lovely refitted en-suite comprising a white WC, basin with vanity cupboard under and quadrant shaped shower cubicle. Vinyl flooring and obscure side window with tiled sill matching the splashbacks. Radiator, extractor and shaver point.





Bedroom Two

9' 6" x 8' 11" (2.90m x 2.72m)

A carpeted double bedroom with a front window, radiator and dimensions exclude a deep door recess plus double width wardrobe which is accessed by a single door.

Bedroom Three

8' 5" x 6' 7" (2.57m x 2.01m)

A carpeted single bedroom with front window and radiator.

Front Garden

Laid to lawn and with planted flowerbed.

Rear Garden

36' 12" x 31' 12" (11.28m x 9.75m)

A westerly facing rear garden which has an initial patio and this leads to a level lawn with planted flowerbeds and two fruit trees. The garden is enclosed by fencing and to one side there is a handy storage area (no front access here). To the other side, there is a slabbed walkway with secure gate which does lead to the front.

DRIVEWAY

1 Parking Space

Laid to tarmac and providing space for one vehicle. This leads to the single garage. (NB - there is potential to add more parking by removing the front garden, if required)

GARAGE

Single Garage

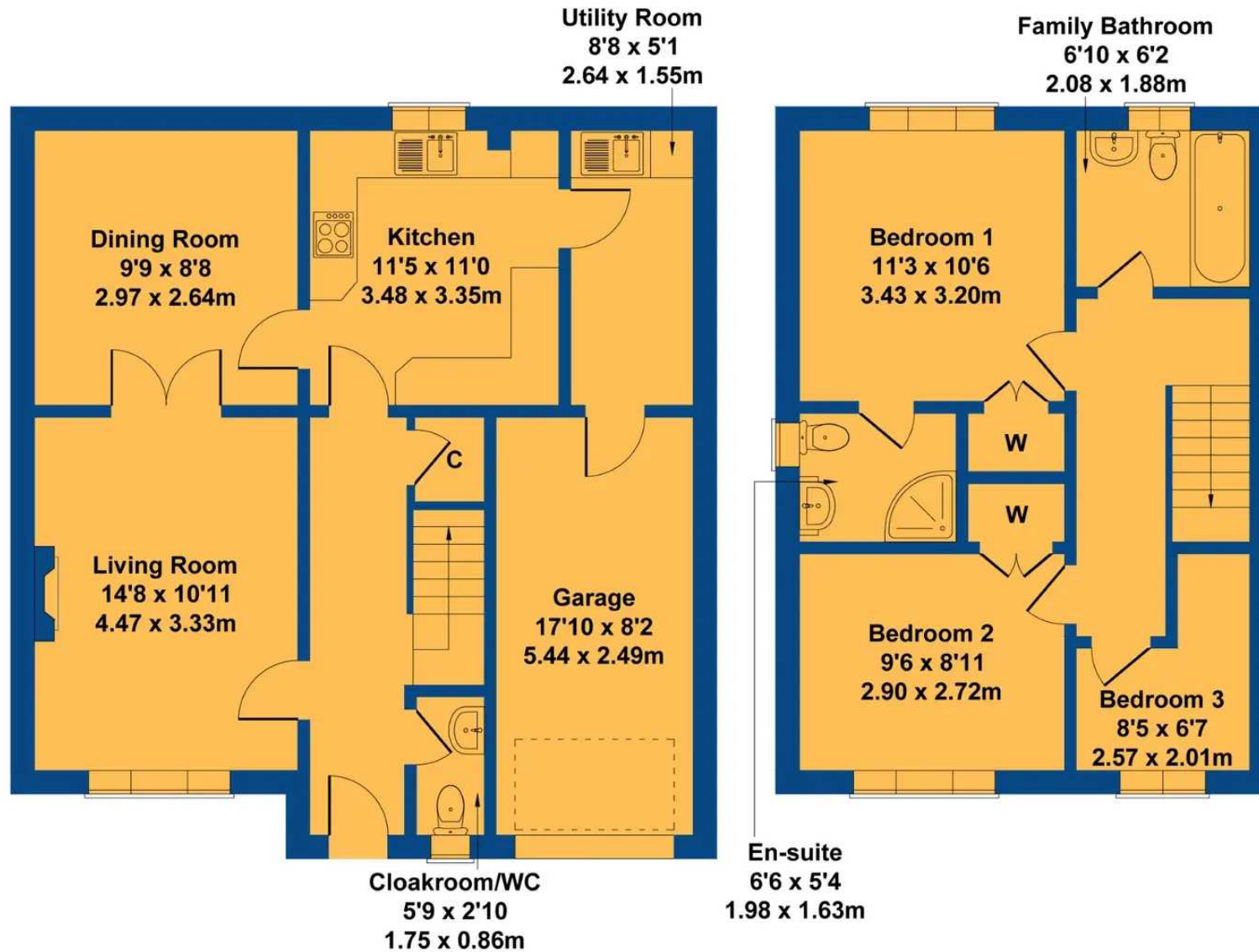
(17' 10" x 8' 2") 5.44m x 2.49m - An integral garage which is accessed front the front by up and over door. It has power and lighting and a uPVC door to the utility room for ease. Handy storage into the rafters.





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Approximate Gross Internal Area
1270 sq ft - 118 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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