

Chris Davies
residential sales & lettings

131 Railway Road, Rhoose
£240,000



131 Railway Road

Rhose

Lovely 3-bed semi-detached house in tranquil cul-de-sac with distant channel views. Features en-suite and family bathrooms, side driveway, enclosed rear garden, gas central heating, double glazing, EPC rating B84. Close to coastal walks and rail link.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 BEDROOM SEMI DETACHED HOUSE
- DISTANT CHANNEL VIEWS FROM THE FRONT
- EN-SUITE & FAMILY BATHROOMS
- SIDE DRIVEWAY & ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION
- EPC RATING OF B84





Entrance Hall

Accessed via a modern door with opaque glazing. High quality vinyl flooring, radiator, fuse-box and a carpeted staircase with handrail leading to the generous first floor. A panelled door leads to the living room.

Living Room

13' 10" x 12' 0" (4.21m x 3.65m)

With the high quality vinyl flooring, the room has a front window and radiator. A panelled door leads to the mid hall area and then the kitchen/diner.

Mid Hall Section

With the vinyl flooring once again, there are doors here to the cloakroom/WC and pantry/media cupboard. It is also open plan to the kitchen/dining room.

Cloakroom/WC

6' 0" x 3' 4" (1.83m x 1.02m)

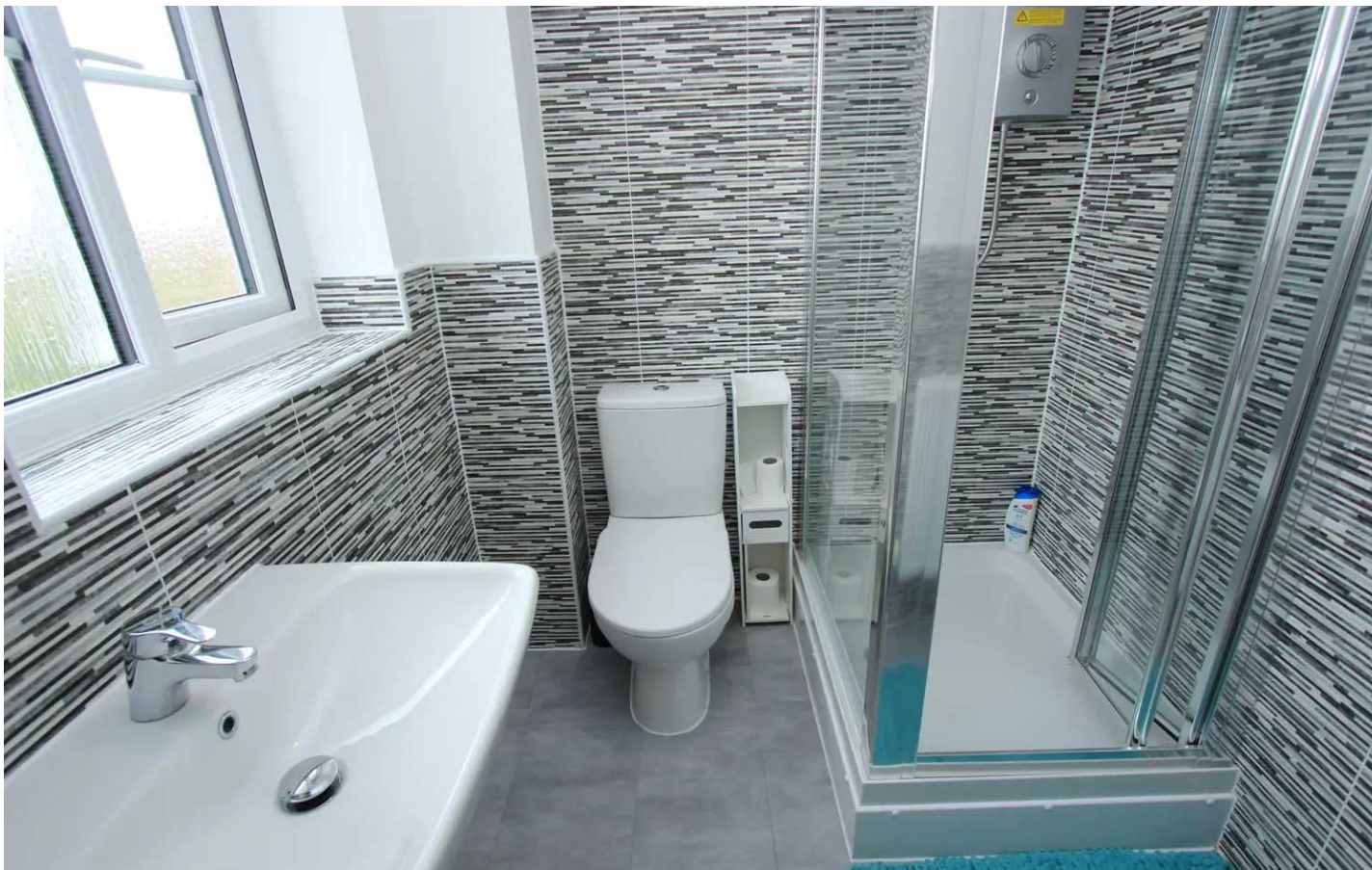
With vinyl flooring and a white close coupled WC with button flush and pedestal basin with tiled splash-back. Radiator and extractor.

Kitchen/Dining Room

15' 3" x 9' 3" (4.64m x 2.82m)

With space for a dining table and chairs, radiator and French doors leading to the enclosed rear garden. The kitchen is well appointed and has an integral 4 ring hob, oven and hood plus additional space for other appliances as required. Modern worktops with matching trim; stainless steel sink unit. Concealed boiler firing the central heating. Extractor and laminated flooring.





Landing

Carpeted and with panelled doors to the three bedrooms and bathroom. Radiator and loft access.

Bedroom One

9' 8" x 9' 3" (2.94m x 2.82m)

A nicely presented carpeted double bedroom with front window offering a sea view, radiator and recessed double wardrobe. A panelled door leads to the en-suite.

En-Suite Shower Room/WC

5' 7" x 5' 3" (1.70m x 1.60m)

A lovely en-suite with white suite comprising close coupled WC, pedestal basin and fully tiled shower cubicle. Modern vinyl flooring, fully tiled splash-backs and sill. Front opaque window. Radiator and extractor.

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.61m)

Dimensions: 10' 10" x 8' 7" (3.30m x 2.61m). A second carpeted double bedroom with rear window. Radiator and double wardrobe.

Bedroom Three

11' 9" x 6' 7" (3.58m x 2.01m)

A carpeted larger than average single bedroom with rear window and radiator.



Bathroom/WC

6' 8" x 5' 7" (2.03m x 1.70m)

With a white close coupled WC, pedestal basin and bath. Ceramic tiled flooring plus tiled splash-backs; radiator and extractor.



FRONT GARDEN

With a small planted section and steps to the front door.

REAR GARDEN

28' 12" x 15' 12" (8.83m x 4.87m)

An enclosed rear garden laid to patio, lawn and decking. Outside tap and gate to the drive.

DRIVEWAY

2 Parking Spaces

With nose to tail parking for two vehicles within the tarmac drive. Gate to the rear garden.



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Approximate Gross Internal Area

861 sq ft - 80 sq m

Cloakroom/WC

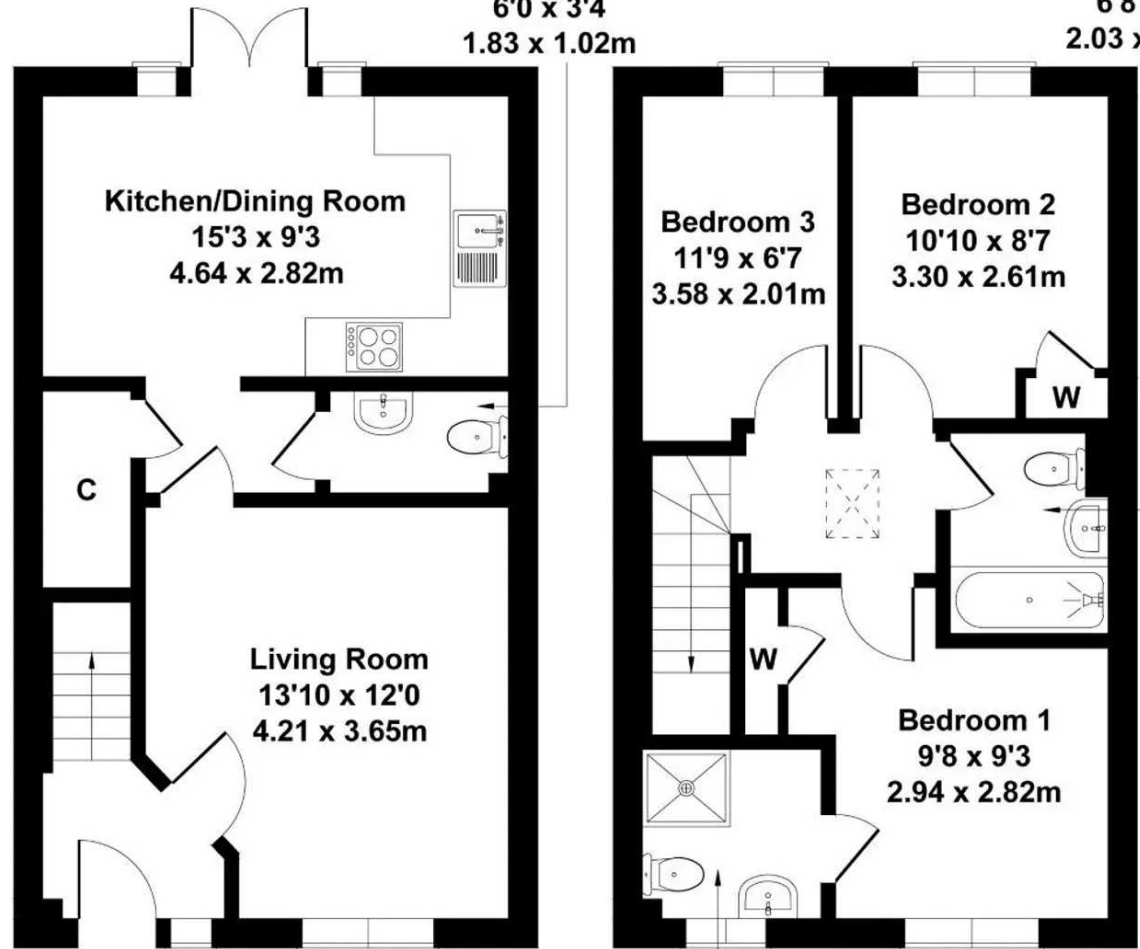
6'0 x 3'4

1.83 x 1.02m

Bathroom/WC

6'8 x 5'7

2.03 x 1.70m



GROUND FLOOR

**En-suite
Shower Room/WC
5'7 x 5'3
1.70 x 1.60m**

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
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Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhouse@chris-davies.co.uk

www.chris-davies.co.uk/

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