





18 South View, Rhoose

Council Tax band: C - Freehold - EPC C73

- GREAT OPPORTUNITY FOR THE FIRST TIME BUYER
- MID TERRACE WITH OPEN ASPECT OVER THE BRISTOL CHANNEL
- THREE BEDROOMS; CLOSE TO THE RAIL STATION
- MODERN SHOWER ROOM TO FIRST FLOOR
- ENCLOSED REAR GARDEN
- LARGE KITCHEN/ DINER
- EPC C73

GREAT OPPORTUNITY FOR THE FIRST TIME BUYER - 3 BEDROOM HOUSE WITH CHANNEL VIEWS AND NO ONWARD CHAIN - GREAT VALUE!!

Situated in this no through road in the centre of Rhoose Village and the proverbial stone's throw of the rail station linking Bridgend and Cardiff.

Inside, there is a welcoming entrance hall, spacious living room, WC and large kitchen/diner which leads to the enclosed private rear garden (patio mainly). The first floor has the three bedrooms (2 doubles and a single) plus the recently refitted shower room/WC.

To the front there is an enclosed front garden and adjacent is on street parking for ease. The property is uPVC double glazed and has gas central heating.

Lovely coastal walks are minutes away and being in Rhoose, Cowbridge Comprehensive is within the catchment area.





Porch

Accessed via a uPVC door with obscure glazing and further glazed panels. Wood effect cushioned vinyl flooring and a further obscure glass uPVC door with matching side panel giving access to the entrance hallway. Meter cupboard and central light.

Entrance Hallway

Recarpeted and with a matching staircase leading to the first floor. Handy open under stair storage space. High level 2024 fuse box plus radiator. Two primarily glazed doors leading to the Living Room and Kitchen/ Diner.

Living Room

13' 6" x 11' 8" (4.11m x 3.56m)

Recarpeted and with a front uPVC window. Radiator.

Kitchen/ Dining Room

14' 4" x 9' 5" (4.37m x 2.87m)

With a re-laid wood effect vinyl flooring initially with space for a dining table and chairs. The kitchen itself is fitted with pine effect eye and base level units which are complimented by modern worktops which has a stainless-steel sink unit inset with mixer tap over. Integrated appliances include a four-ring ceramic hob with cooker hood over and electric oven under. Space for other appliances as required. Ceramic tiled splashbacks and sill with various uPVC rear windows and obscure glazed uPVC door giving access to the rear garden. Radiator, strip light and finally two doors giving access to a generous full height storage cupboard with shelving and the other leads to a cloakroom/ WC.

Cloakroom/ WC

4' 10" x 3' 0" (1.47m x 0.91m)

With a continuation of the wood effect vinyl flooring matching the kitchen/ diner here there is a close couple WC and rear uPVC window.





Landing

Recarpeted and with matching doors accessing the Bathroom, airing cupboard (which houses the combi boiler) and three bedrooms. Drop down loft hatch.

Bedroom One

9' 11" x 9' 9" (3.02m x 2.97m)

A recarpeted double bedroom with picture style front uPVC window enjoying an open aspect of the Bristol channel. Recessed full height double wardrobe (excluded from the dimensions). Radiator.

Bedroom Two

11' 7" x 8' 11" (3.53m x 2.72m)

Dimensions exclude a deep recessed doorway. Recarpeted double bedroom with rear uPVC window. Recessed full height storage cupboard (excluded from the dimensions). Radiator.

Bedroom Three

7' 5" x 6' 10" (2.26m x 2.08m)

A recarpeted single bedroom with front uPVC window enjoying the Channel views. No radiator. Handy storage cupboard over the stairwell.

Shower Room/ WC

8' 2" x 5' 8" (2.49m x 1.73m)

A revamped shower room/ WC which comprises close couple WC, pedestal sink and walk in shower enclosure with glass screen and thermostatic shower inset. The walls are fully fitted with non-grout easy wipe splashbacks. Flooring is a modern vinyl. Radiator. Opaque rear uPVC window.





REAR GARDEN

Fully enclosed, low maintenance garden laid primarily to patio slabs and enclosed by block wall. There is rear access via a wooden pedestrian gate. Also, there is a brick built detached storage shed ideal for general storage.

FRONT GARDEN

An enclosed garden laid primarily to paving slabs and with raised planted areas. Block dwarf front boundary wall.

ON STREET

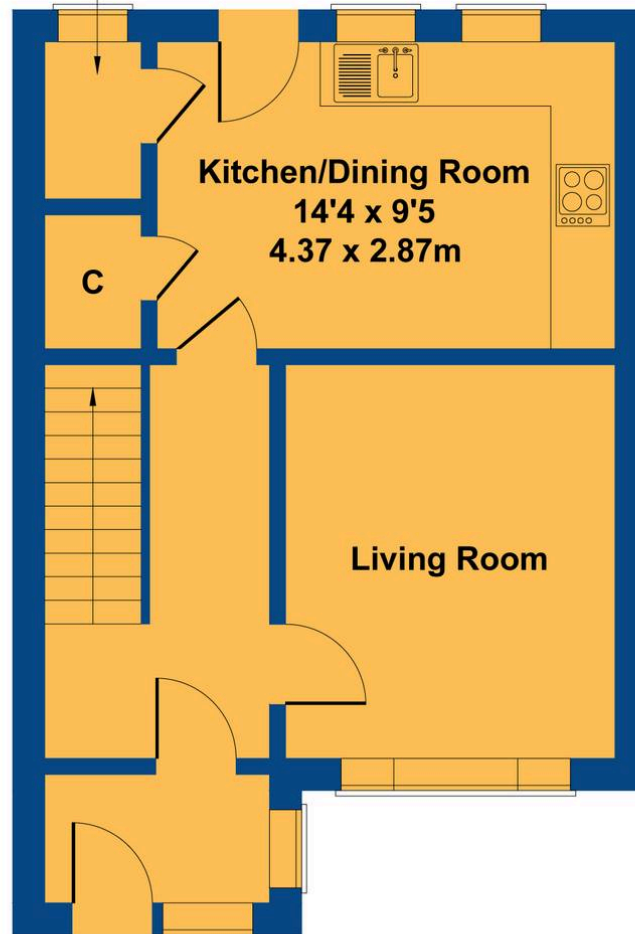
On street parking is available outside the property.



18 South View

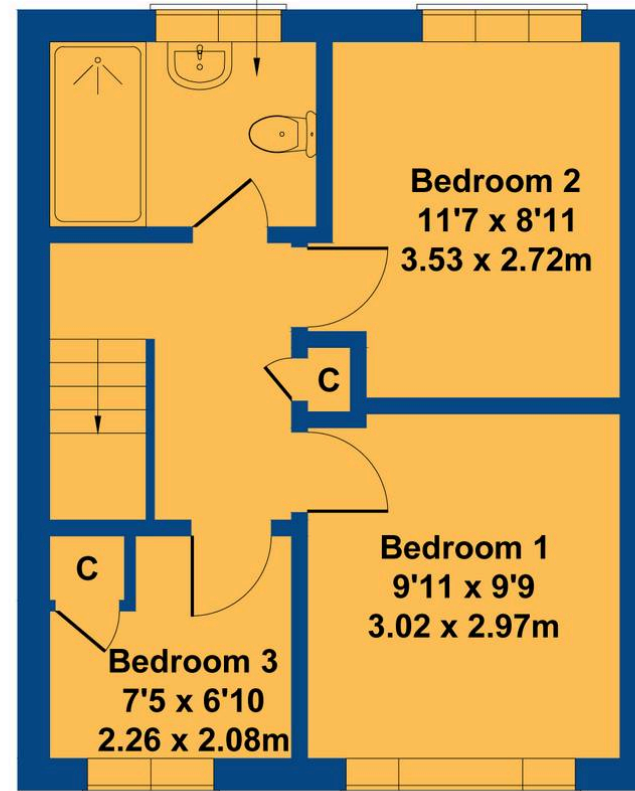
Approximate Gross Internal Area
797 sq ft - 74 sq m

Cloakroom/WC
4'10 x 3'0
1.47 x 0.91m



GROUND FLOOR

Shower Room/WC
8'2 x 5'8
2.49 x 1.73m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Chris Davies Estate Agents

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

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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