





92 Railway Road

Rhose

Stylish 3-bed modern build on Golwg Y Mor with partial Channel views. Lounge, kitchen breakfast room, en suite, family bathroom, enclosed garden, parking x2, Council Tax band: E

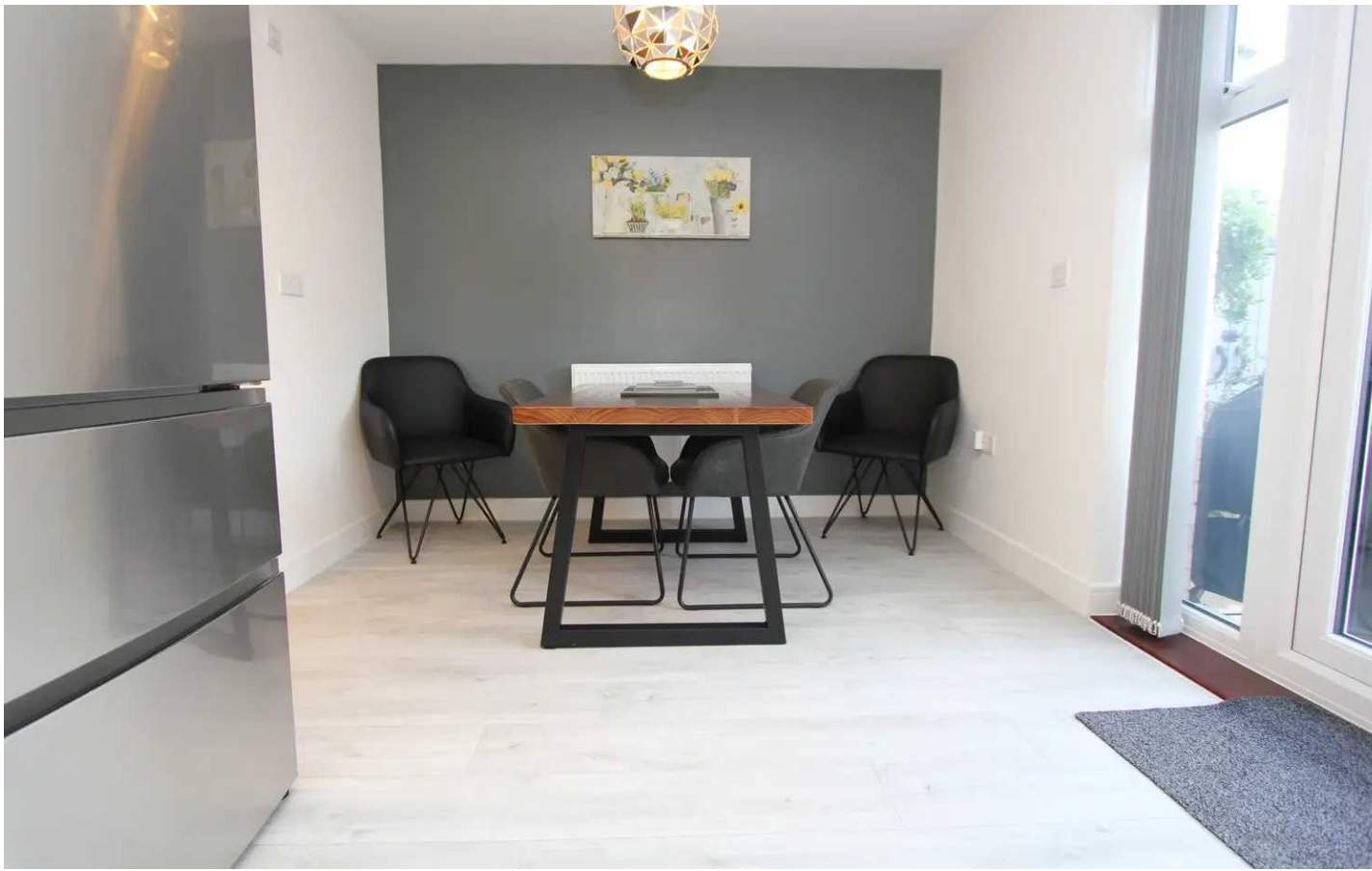
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DELIGHTFUL DETACHED FAMILY HOME
- PARKING FOR TWO VEHICLES SIDE BY SIDE
- LANDSCAPED REAR GARDEN
- 3 EXCELLENT SIZE BEDROOMS; 1 EN-SUITE
- SPACIOUS LOUNGE; PLUS KITCHEN/DINER
- CLOAKROOM/WC, EN-SUITE & BATHROOM/WC
- PLEASANT FRONTAGE & SET BACK FROM THE ROAD
- EPC RATING OF B83





Entrance Hall

Accessed via composite front door. Carpeted with stairs to first floor and door to lounge. Radiator.

Lounge

13' 9" x 11' 11" (4.19m x 3.63m)

A stylish and carpeted lounge with front window. Radiator. Door to kitchen/dining room.

Area Prior To the Kitchen

With access to WC/cloaks, large storage cupboard and open to the kitchen. Laminate floor.

WC/Cloaks

5' 11" x 3' 5" (1.80m x 1.04m)

White close coupled WC and pedestal wash hand basin. Extractor, radiator and laminate floor.

Kitchen Breakfast Room

15' 4" x 9' 4" (4.67m x 2.84m)

With matching eye and base level units (with lighting under), complementing work surfaces and one and a half bowl sink unit. Inset gas hob, oven under and cooker hood over with matching splash back. Space and plumbing for appliances. Window and double doors to rear garden. Space for table and chairs. Radiator.



Landing

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

Bedroom One - 9' 8" x 9' 1" (2.94m x 2.77m)

Carpeted double bedroom with front window (partial Channel views), built in wardrobes and radiator. Door to en-suite.

En suite - 5' 7" x 5' 4" (1.70m x 1.62m)

Shower cubicle with electric inset shower, close coupled WC and pedestal wash hand basin. Partial splash back walls. Extractor. Radiator. Obscure window to front. Laminate floor and radiator.

**Bedroom Two**

8' 6" x 8' 6" (2.59m x 2.59m)

Carpeted double bedroom with rear window. Radiator. Built in wardrobes.

Bedroom Three

11' 6" x 6' 6" (3.50m x 1.98m)

A superb size carpeted bedroom with rear window. Radiator.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

White suite comprising panelled bath with mixer tap, close coupled WC and pedestal wash hand basin. Partial tiled walls. Extractor. Radiator. Laminate floor.

Rear Garden

An initial patio area with outside tap, pathway leads to side/gate to front. Railway sleepers enclose established shrubs which lead to a level lawn. Enclosed with feather edge fencing.

Front Garden

Pathway leads to front door. Level lawn.

Allocated parking


2 Parking Spaces


To the left of the property is a select parking allocation with two side by side spaces clearly marked.

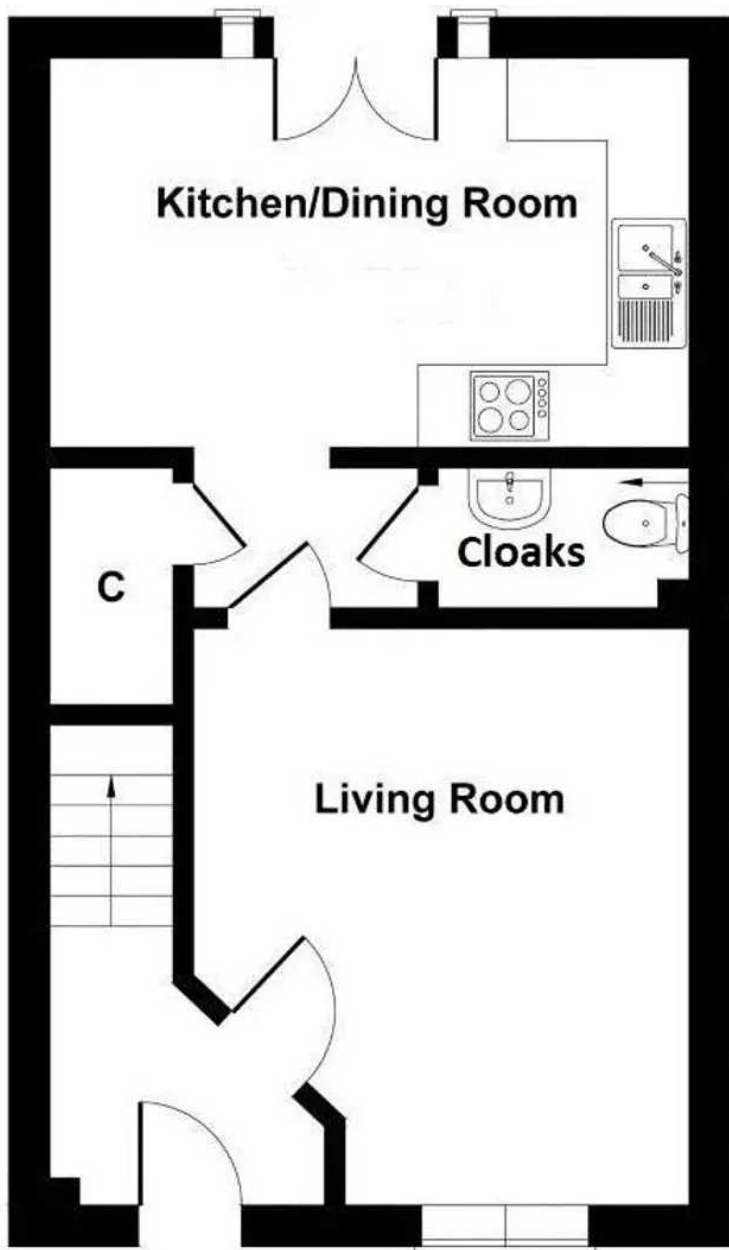




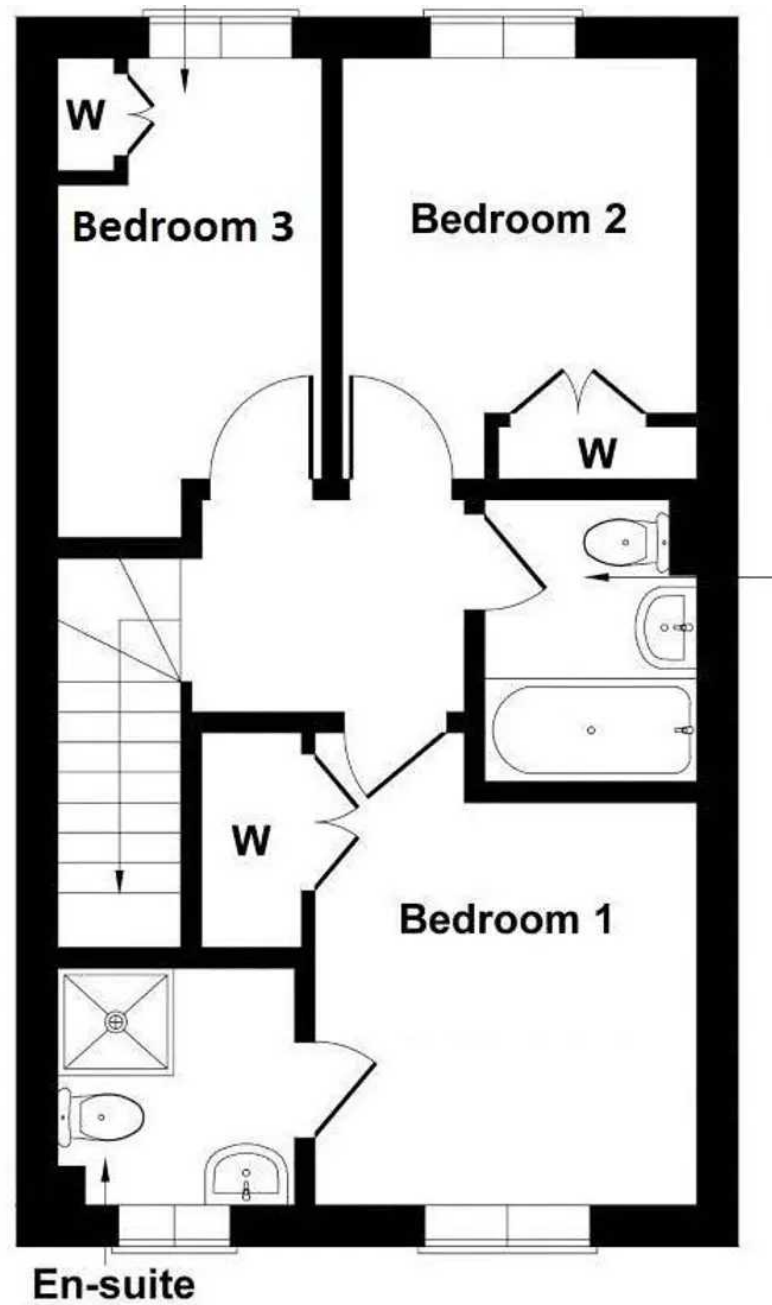


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		98
(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 



GROUND FLOOR



FIRST FLOOR



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/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.