





## 16 Cwrt Newton Pool

Rhose Point

Delightful 3-bed semi-detached house beautifully presented throughout! Front to back kitchen/diner/living space, cosy extension living room, en-suite shower, rear landscaped garden, off-road parking, EPC C70. Outdoor haven with Cotswold patio, astro turf area, fencing, 2 sheds. Ideal family home!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DELIGHTFUL EXTENDED 3 BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED WALLED REAR GARDEN
- FRONT TO BACK KITCHEN/DINER/LIVING SPACE
- SEPARATE LIVING ROOM WITHIN THE EXTENSION
- EN-SUITE SHOWER ROOM AND SEPARATE BATHROOM
- OFF ROAD PARKING FOR ONE VEHICLE
- HANDY STREET PARKING TO THE SIDE
- EPC RATING OF C70





### **Entrance hall area**

Accessed via a composite door with two obscure stained-glass panels, and in effect open plan to the Kitchen and living space. Panelled doors lead into a handy storage cupboard/ pantry and also to the cloakroom/ WC.

### **Kitchen/ Living Room**

22' 8" x 12' 10" (6.91m x 3.91m)

Initially with a very well-appointed kitchen which comprises of matching eye level and base units in a high gloss white and these are complimented by a granite style worktop, which has a one and half bowl stainless steel sink unit inset with mixer tap over. Integrated appliances include 4-ring gas hob with electric oven under. There is then space for a washing machine and fridge/ freezer as required. Front window, concealed boiler firing the central heating and a breakfast bar area divides the kitchen and the living space. Throughout the room there is a modern laminate flooring and to the rear there are French doors leading out onto the enclosed landscaped rear garden. A panelled door leads through to the Living Room (within the extension) and there is also a carpeted staircase with spindled balustrade leading to the first floor. Two radiators. Smooth ceiling with nine spotlights through the room. Handy open understairs space which is incorporated within the room itself.

### **Cloakroom/ WC**

With an easy wipe flooring and white suite comprising close coupled WC with button flush and pedestal wash basin with tiled splash backs. Tiled sill, extractor, radiator and side window with obscure glazing (window is redundant - as the previous outside space is now incorporated in the extended living room).





### Living Room

20' 0" x 8' 3" (6.10m x 2.51m)

A stylish carpeted room which has a front window and rear French doors onto the garden. Two radiators. Smooth ceiling with 6 spotlights.

### Landing

Carpeted, matching the stairs and with panelled doors giving access to the three bedrooms and bathroom WC. Loft hatch.

### Bedroom One

16' 3" x 8' 3" (4.95m x 2.51m)

Carpeted double bedroom which has windows to the rear and side. Radiator. Smooth ceiling with 5 spotlights. Service loft hatch. Double panelled doors lead to fitted wardrobes. A final panelled door leads to the en suite.

### En Suite

8' 2" x 5' 2" (2.49m x 1.57m)

Within the extension still and comprising a white sink with vanity cupboard under and tiled splash back, plus a larger than average quadrant shaped shower cubicle with electric shower inset. Radiator. Obscure front window, extractor and light.

### Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)

Carpeted double bedroom with recessed double wardrobe excluded from dimensions provided. Two rear windows, radiator and final panelled door which leads to the airing cupboard.

### Bedroom Three

9' 0" x 6' 6" (2.74m x 1.98m)

A good size carpeted single bedroom which has front window, radiator and two sets of double doors which lead to a quadruple wardrobe (excluded from dimensions provided).





### **Bathroom**

6' 1" x 5' 7" (1.85m x 1.70m)

Immaculate, in white and comprising WC, pedestal basin and twin grip bath with thermostatic shower over. Easy wipe floor covering, ceramic tiled splash backs and deep sill with obscure front window. Shaver point, extractor and chrome heated towel rail.

### **Front Garden**

Laid with Cotswold stone chippings and with a slabbed path leading to the front door.

### **Rear Garden**

30' 0" x 23' 12" (9.14m x 7.32m)

Initially with Cotswold slabbed patio and this extends through the garden effectively encloses a separate area of level astro turf. Two sheds - one plastic and 1 wood. One of which will remain. Garden is enclosed by well maintained fencing and also has pedestrian side gate, handy for access.

### **DRIVEWAY**

1 Parking Space

Laid to tarmac and providing off road larking for 1 car.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

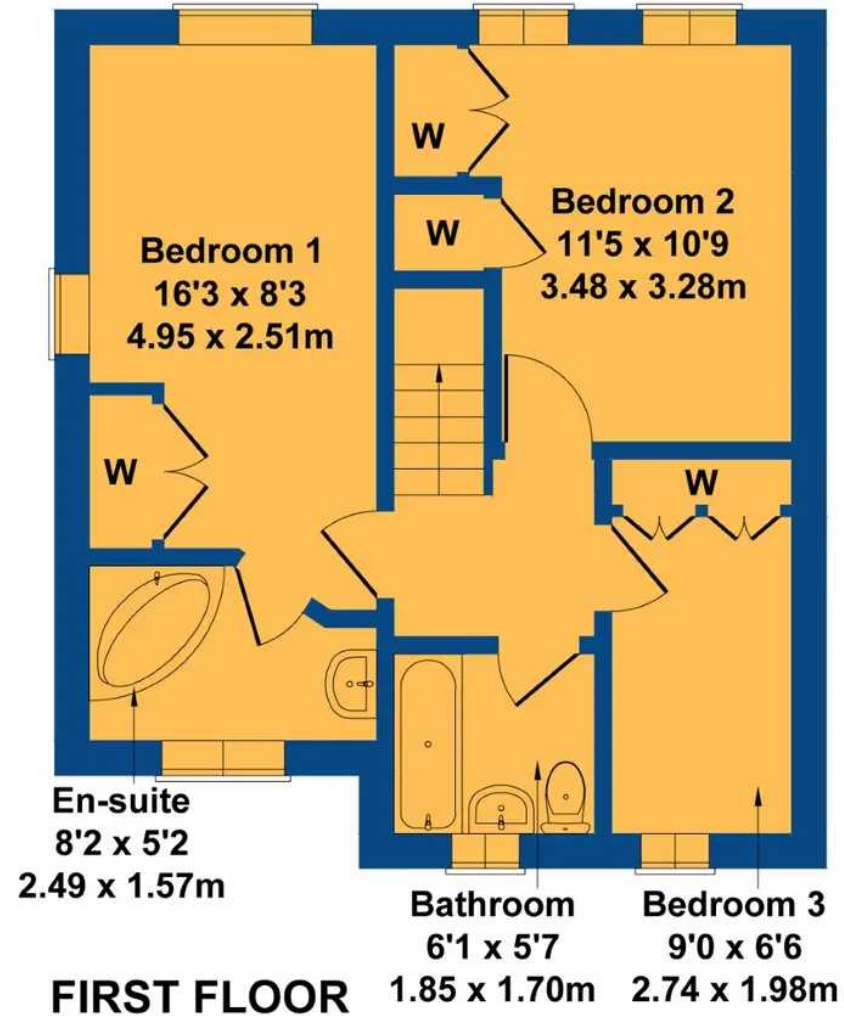
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
868 sq ft - 81 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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