

77 Picton Road, Rhoose  
£320,000



## 77 Picton Road

Rhose

Immaculate 3-bed detached family home with generous living space. Stylish lounge with modern media wall, spacious kitchen/dining room open to conservatory with wood burner. En-suite and separate bathroom. Enclosed garden, driveway, and detached garage. 2023 combi boiler and windows.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IMMACULATE DETACHED FAMILY HOME
- LOUNGE WITH MEDIA WALL
- MODERN KITCHEN/DINING ROOM
- CONSERVATORY EXTENSION WITH WOOD BURNER
- 3 BEDROOMS - ONE WITH AN EN-SUITE
- SEPARATE FAMILY BATHROOM WITH JACUZZI BATH
- ENCLOSED REAR GARDEN
- DRIVEWAY AND DETACHED GARAGE
- ONLY A SMALL ONWARD CHAIN
- EPC RATING OF D59





### Entrance Hall

Accessed via a 2023 newly fitted composite door with opaque glazing. An oak style laminate flooring extends to the living room whilst a re-carpeted staircase with handrail leads to the first floor. Radiator with shelf over, fuse-box and coving. Panelled doors lead to the cloakroom/WC and living room.

### Cloakroom/WC

3' 10" x 2' 10" (1.17m x 0.86m)

Recently refitted with an oak style laminated flooring, there is a white close coupled WC and basin with tiled splash-back and vanity cupboard under. Front opaque window with tiled sill and radiator.

### Living Room

16' 4" x 13' 4" (4.97m x 4.06m)

A stunning reception room with contemporary feature fire and media wall above. An excellent size generally and with front window, 2 radiators and coving. Oak style laminated flooring. Panelled door to the kitchen/dining room.

### Kitchen/Dining Room

16' 4" x 9' 0" (4.97m x 2.74m)

Initially with space for table and chairs, and open plan to the kitchen and conservatory. Handy under stair store cupboard. Radiator and smooth coved ceiling. A ceramic tiled flooring extends to the kitchen which is very well appointed with modern Shaker style units and complemented by wood effect work-tops which have a stainless steel sink unit inset. Integrated dishwasher, fridge/freezer, 4 ring gas hob, electric oven and cooked hood above. Space for washing machine. Tiled splash-backs and rear window. Concealed 2023 combi boiler.

**Conservatory** - 10' 2" x 9' 2" (3.10m x 2.79m) -

Dimensions: 10' 2" x 9' 2" (3.10m x 2.79m). A superb uPVC extension with focal point of a feature wood burning stove. Patio door to the rear garden and polycarbonate roof.





### **Landing**

Re-carpeted, with a side window and panelled doors to the three bedrooms, bathroom/WC and two storage cupboards one of which houses the hot water cylinder. Coved ceiling and loft hatch.

### **Bedroom One**

11' 5" x 9' 7" (3.48m x 2.92m)

With newly laid laminate flooring, a front window, radiator, coving and recessed double wardrobe excluded from dimensions. Panelled door to the en-suite.

### **En-Suite**

7' 4" x 4' 6" (2.23m x 1.37m)

Comprising a close coupled WC, pedestal basin and single shower cubicle with low maintenance easy wipe splash-backs. Opaque side window with tiled sill and matching splash-backs. Coving, extractor and shaver point. Chrome heated towel rail.

### **Bedroom Two**

10' 2" x 9' 3" (3.10m x 2.82m)

A carpeted double bedroom with rear window, radiator and coving.

### **Bedroom Three**

7' 9" x 6' 7" (2.36m x 2.01m)

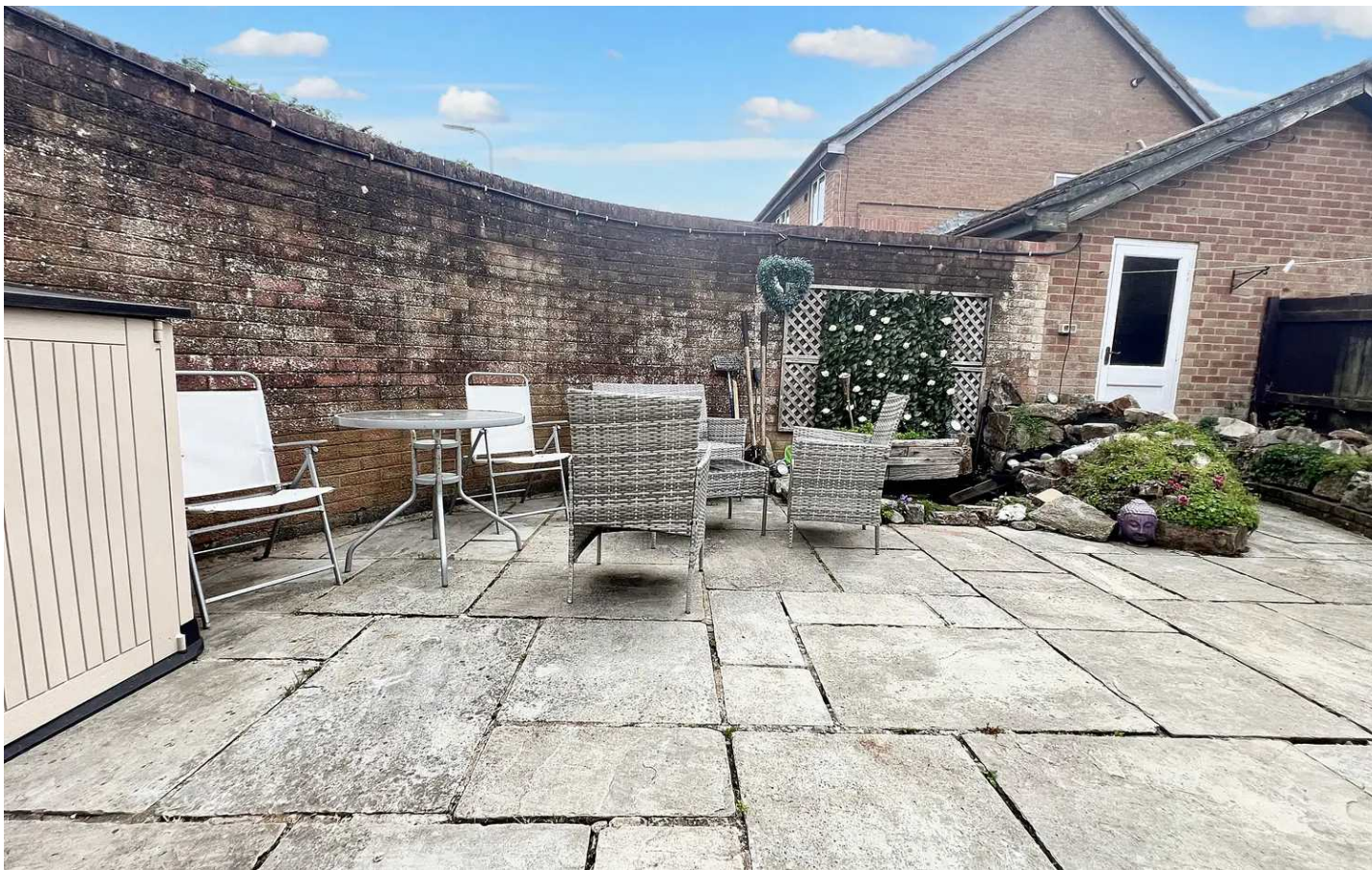
A carpeted single bedroom with front window, radiator and coving.

### **Jacuzzi Bathroom/WC/Shower**

6' 3" x 6' 0" (1.90m x 1.83m)

With a white WC with concealed cistern, wash basin with vanity cupboards under plus jacuzzi bath with thermostatic shower over, with curved screen. Rear opaque window, ceramic tiled flooring and low maintenance splash-back areas. Extractor, shaver point and white heated towel rail.





### **FRONT GARDEN**

A pretty lawned rear garden with established and well stocked borders. A path leads to the front door.

### **REAR GARDEN**

Accessed from the side via timber gate, the mostly walled rear garden has a practical dry store to the side (handy for wood for the wood burner/stove). The garden is low maintenance and mainly laid to patio slabs. Pedestrian door to the garage.

### **GARAGE**

Single Garage

Dimensions: 16' 8" x 8' 4" (5.08m x 2.54m). Accessed via up and over door from the front, the garage has power and lighting plus great storage in the rafters. Door to the garden.

### **DRIVEWAY**

1 Parking Space

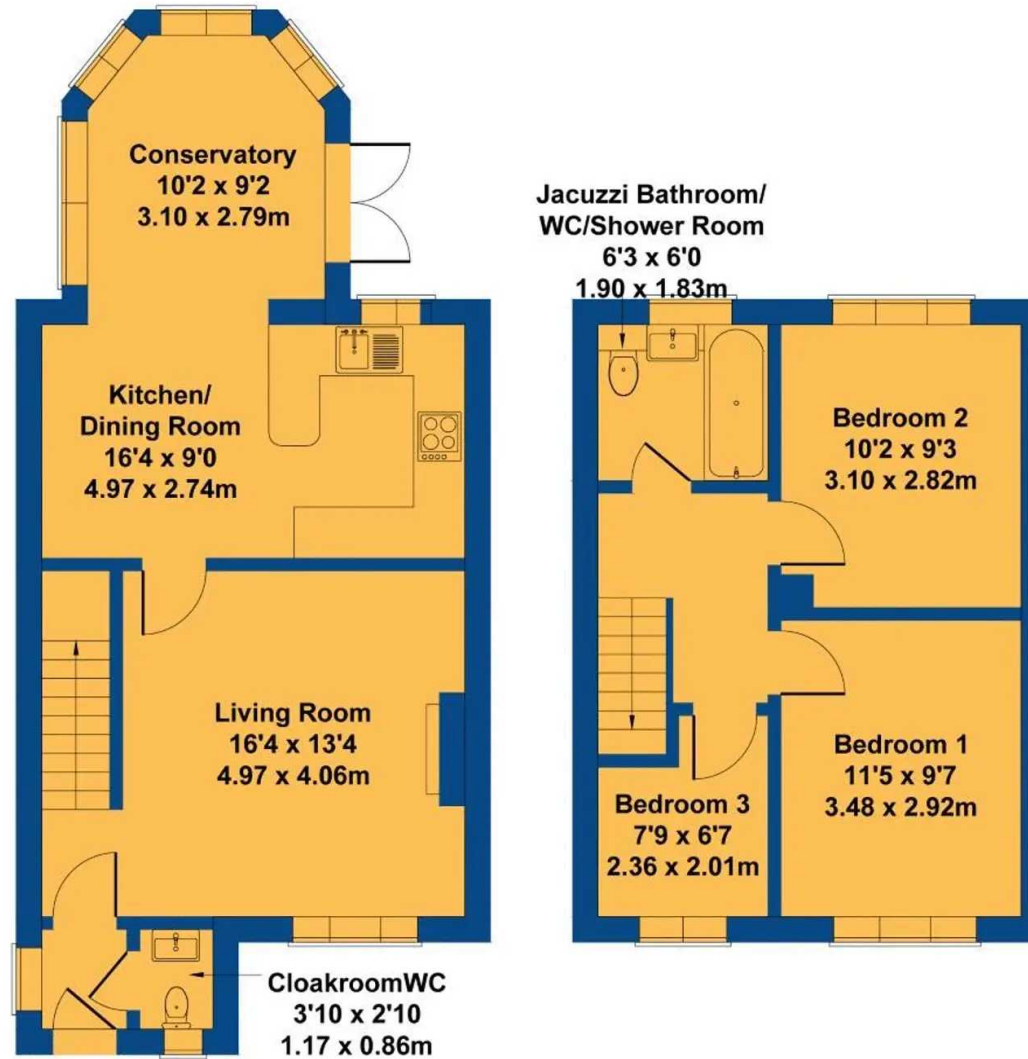
Providing off road parking and laid to tarmac. Leading to the detached garage.





# 77 Picton Road, Rhoose

Approximate Gross Internal Area  
868 sq ft - 81 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.





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