





15 Wesley Avenue

Rhosee

Superb semi-detached bungalow in central Rhosee Village with large west-facing rear garden. 2-bed, extended, with wood-burning stove, open-plan living, lush lawn, raised patio, 'secret garden' area, pond, single garage, and parking for four vehicles. Secure, private oasis with charming surroundings

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SUPERB SEMI DETACHED BUNGALOW
- TWO PART AND LARGE REAR GARDEN (WEST FACING)
- 2 DOUBLE BEDROOMS WITH WARDROBES
- COSY LIVING ROOM WITH WOOD BURNING STOVE
- OPEN PLAN KITCHEN/LIVING/DINING SPACE
- LONG DRIVE, SINGLE GARAGE AND FRONT GARDEN
- CENTRAL SOUGHT AFTER LOCATION IN RHOOSE VILLAGE
- EPC RATING OF D58



Entrance Hallway

Accessed via a composite door with obscure glazing, the L-shape hall has an engineered oak flooring. A drop down loft hatch has an extendable ladder to a majority boarded loft which is ripe for conversion (subject to planning etc) and also houses the condensing boiler firing the gas central heating. There are column panelled doors leading to all rooms.

Living Room

12' 11" x 12' 6" (3.94m x 3.81m)

A warm and inviting room with engineered wood flooring and focal point of a wood burning stove which will remain. Front uPVC window and radiator.

Open Plan Kitchen/Dining/Living Area

16' 10" x 16' 10" (5.13m x 5.13m)

With the engineered wood flooring continuing, this modified and extended room is the focal point of this delightful bungalow. The living/dining space is spacious and bi-folding doors lead out to the extensive rear garden (in two parts). There are two column radiators and a central island divides this area with the kitchen. The island comprises a 4 ring induction hob with a (high end) downward draft extractor unit. Adjacent waist level double oven/grill plus integrated dishwasher and space for other appliances as required. Handy pantry end storage unit. Contemporary Corian work tops, with matching splashback trim, complement the matching eye level and base units. Side uPVC window and USB charging points.





Bathroom, Shower & WC

9' 8" x 5' 4" (2.95m x 1.63m)

A stylishly refitted bathroom which comprises a white suite including WC, basin with vanity drawers under, bath with central mixer tap plus double fully tiled shower cubicle which has a rainfall style with adjustable rinse unit too. Contemporary vinyl tiled effect flooring, ceramic tiled walls, splash backs and sill plus obscure uPVC side window. Column style radiator and extractor. Blind to remain.

Bedroom One

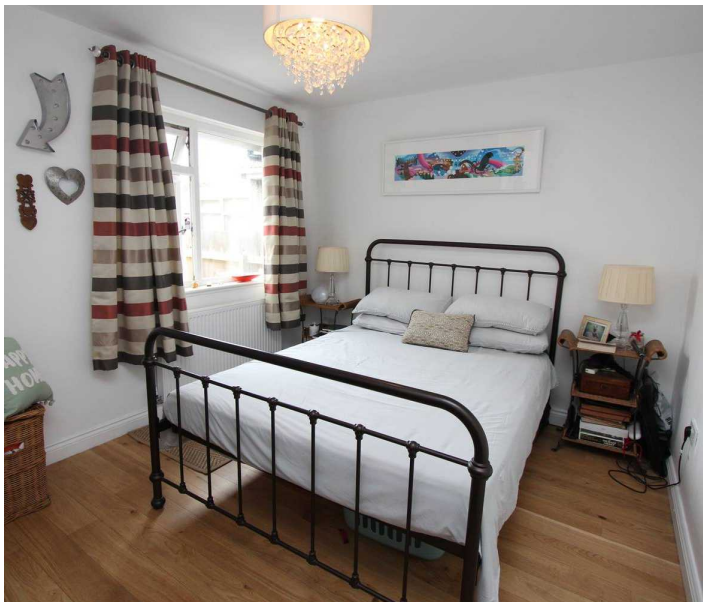
11' 0" x 10' 10" (3.35m x 3.30m)

A great size double bedroom with continuation of the engineered wood flooring. Two double wardrobes to remain. uPVC front and side windows make the room particularly light and airy. Radiator.

Bedroom Two

12' 6" x 9' 11" (3.81m x 3.02m)

Double bedroom with engineered wood flooring, radiator and rear uPVC window. L-shaped double wardrobe to remain.





FRONT GARDEN

Primarily laid to a well kept lawn and with planted borders. Dwarf brick wall front and side borders.

REAR GARDEN

Initially with a raised slabbed patio with steps leading down to a lawn which is bisected by a central path. Additional side area ideal for seating or storage and adjacent pond. A pedestrian gate leads to the drive and a uPVC door leads to the single garage. Greenhouse and double RCD socket and LED security light. The garden is enclosed by fencing and a part brick/part stone wall divides this area and the 'secret garden' area. A gate leads to the secret garden which is a wonderful haven and enclosed by timber fencing and has 3 apple trees.

DRIVEWAY

4 Parking Spaces

Laid to an interlocking brick paviour providing parking for four vehicles. This leads to the garage and there is also a pedestrian side gate leading to the rear garden. Double RCD socket and LED security light

GARAGE

Single Garage

A semi detached garage accessed via an over door, with tiled roof, power and lighting is provided. LED lighting.





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