





111 Railway Road

Rhose

Charming 4-bed detached with sunny conservatory, spacious kitchen, family bathroom, en-suite, and enclosed garden in quiet cul-de-sac. Cotswold patio, garage, and driveway. Energy-efficient. Walkable to Rhose amenities and school.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WELL POSITIONED 4 BEDROOM DETACHED
- EXTENDED TO THE REAR WITH CONSERVATORY
- FAMILY BATHROOM & SEPARATE EN-SUITE
- SPACIOUS KITCHEN/DINING ROOM
- SIDE DRIVEWAY AND SINGLE GARAGE
- ENCLOSED AND PRIVATE REAR GARDEN
- CUL DE SAC LOCATION
- EPC RATING OF B85





Entrance Hallway

Accessed via a composite front door with opaque glazing. A striking ceramic tiled floor extends through much of the ground floor and a carpeted staircase leads to the first floor. Glazed doors with silver bar effect lead in to the living room, study and kitchen whilst panelled doors lead in to the utility/WC and a handy under stair cupboard. There is also open under stair storage. Smooth ceiling with LED spotlights

Living Room

17' 7" x 12' 6" (5.36m x 3.81m)

A superb, carpeted reception with front bay window, 2 radiators and Smooth ceiling with LED spotlights.

Study

8' 10" x 6' 9" (2.69m x 2.06m)

A practical carpeted working from home room with front window and radiator. Smooth ceiling with LED spotlights.

Utility/WC

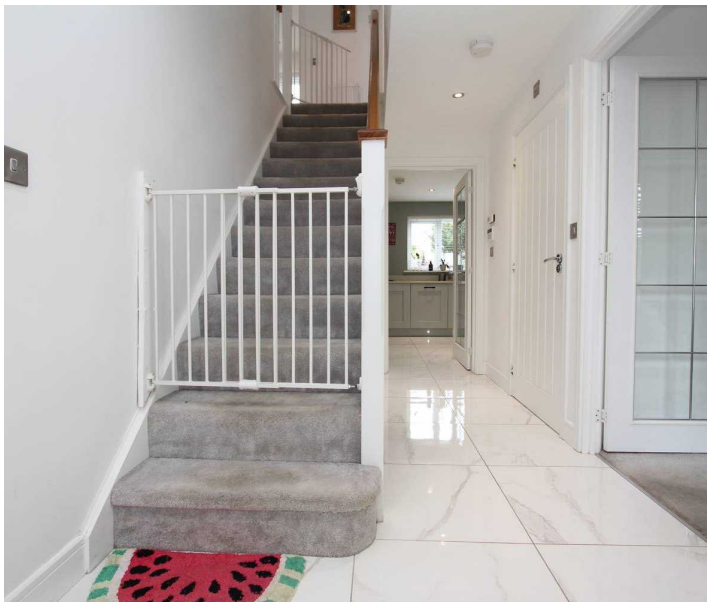
6' 9" x 5' 5" (2.06m x 1.65m)

With ceramic floor tiles, this room has handy storage cupboards, worktop space, a sink and integrated washing machine. Extractor and radiator.

Family Kitchen Dining Room

26' 4" x 10' 5" (8.03m x 3.18m)

A gorgeous social kitchen with grey units complemented by modern worktops with matching trim and which have a 1.5 bowl sink unit inset. Integrated appliances include a 4-ring gas hob with electric oven under, extractor with glass splash-back, dishwasher and fridge/freezer. Concealed boiler firing the gas central heating. Window to the rear garden, radiator and continuation of the ceramic tiled flooring leads to the dining space which has French doors leading to the conservatory. Two radiators and smooth ceiling with LED spotlights.





Conservatory/ Sun room

11' 3" x 8' 6" (3.43m x 2.59m)

A continuation of the ceramic tiled flooring from the Kitchen, with the addition of underfloor heating and separate temperature controls. Clear glass (self-cleaning) roof with dual aspect bifold doors allowing access to the rear garden.

Landing

Carpeted and with matching doors leading to the 4 bedrooms, bathroom and airing cupboard which houses the hot water cylinder and slatted shelf for linen, towels etc. Loft hatch and radiator. Smooth ceiling.

Bedroom One

14' 9" x 12' 7" (4.50m x 3.84m)

Dimensions into bay. A delightful carpeted main bedroom with front bay window, radiator, two fitted wardrobes, door to the en-suite and smooth ceiling with LED spotlights.

En-Suite

6' 6" x 5' 4" (1.98m x 1.63m)

In white and comprising of a WC, basin and double shower cubicle with thermostatic shower (fixed rainfall head and adjustable rinse unit). Opaque front window, extractor, radiator tiled flooring and shaver point.

Bedroom Two

13' 8" x 10' 0" (4.17m x 3.05m)

A carpeted double bedroom with front window, radiator and fitted double wardrobe. Smooth ceiling with LED spotlights.

Bedroom Three

10' 5" x 8' 10" (3.18m x 2.69m)

A carpeted double bedroom with recessed fitted wardrobe, radiator and rear window with pleasant open outlook. Smooth ceiling with LED spotlights





Bedroom Four

11' 2" x 10' 3" (3.40m x 3.12m)

A carpeted bedroom more than capable of taking a double bed if needed. Rear window with open outlook, radiator and smooth ceiling with LED spotlights.

Family Bathroom

6' 7" x 6' 0" (2.01m x 1.83m)

A superb family bathroom with a white suite including WC, basin and bath with electric shower over and glass screen. Ceramic tiled splashbacks over the bath extend to the ceiling level. Opaque rear window, radiator and shaver point. Ceramic tiled flooring. Smooth ceiling with LED spotlights and extractor.

Rear Garden

A great size family garden not overlooked from the rear. There is an initial Cotswold slabbed patio and this leads to a large level lawned section which continues behind the garage. Outside tap. Enclosed by a mix of timber fencing and brick boundaries.

Front Garden

With Cotswold steps leading to the front door and a planted section with a variety of shrubs.

GARAGE

Single Garage

A semi detached single garage accessed via up and over door. Power and lighting is provided, there are storage options into the rafters and a pedestrian door leads to the rear garden.

DRIVEWAY

2 Parking Spaces

A driveway to the side providing parking for two vehicles.



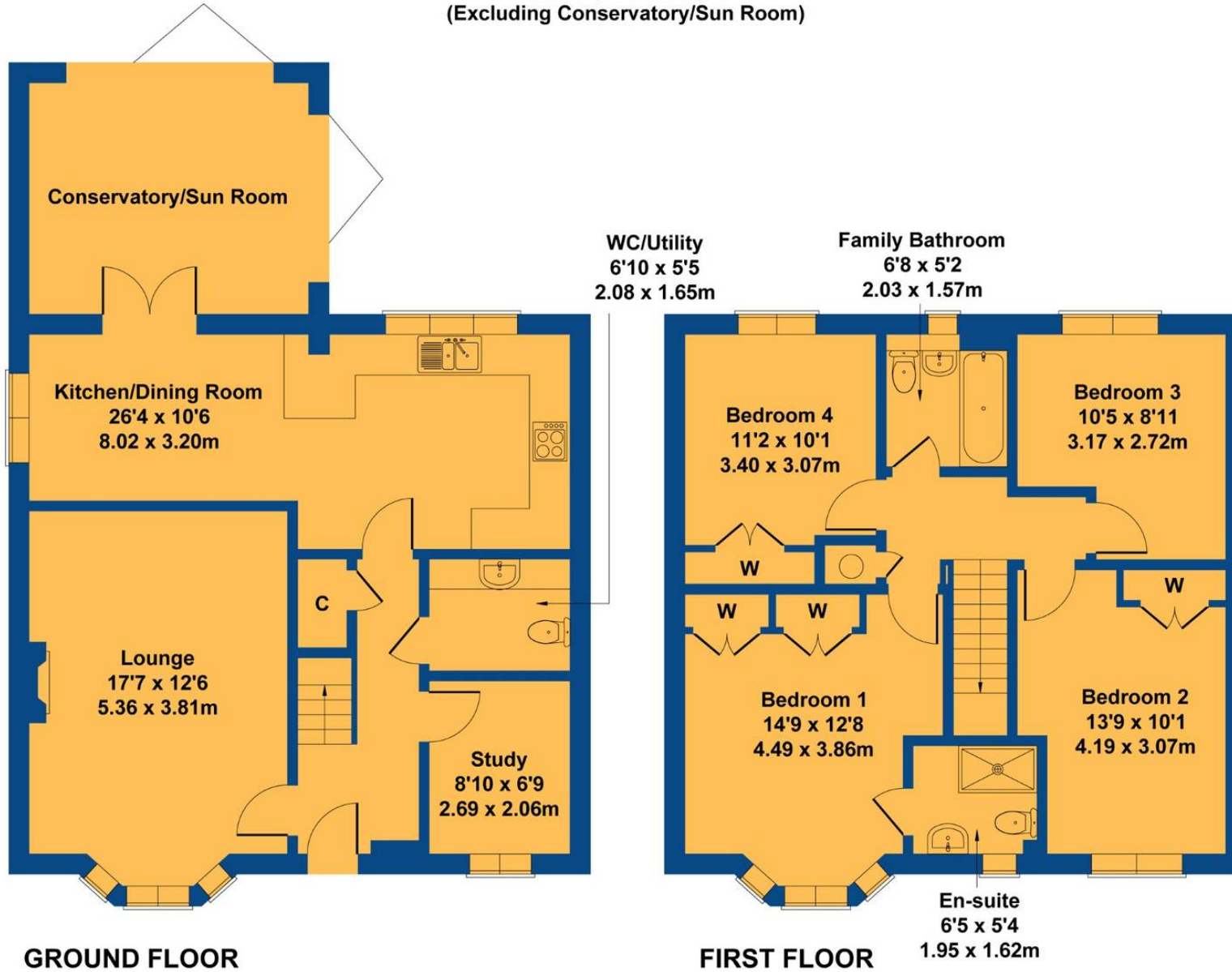


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		95
(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

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Approximate Gross Internal Area
1345 sq ft - 125 sq m
(Excluding Conservatory/Sun Room)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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