





11 Cwrt Newton Pool

Rhose Point

Stunning 3-bed semi-detached with en-suite, refitted kitchen & 3 reception rooms. Bright & airy, updated windows & door, family bathroom, cloakroom/WC, enclosed rear garden, artificial central walkway, shed, covered seating spot. Close to coastal walks, rail station, primary schools & Cowbridge Comp
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SUPERBLY POSITIONED AND EXTENDED SEMI DETACHED
- 3 BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM AND CLOAKROOM/WC
- 3 SEPARATE RECEPTION ROOMS
- REFITTED KITCHEN WITH APPLIANCES
- ENCLOSED REAR GARDEN & FRONT PARKING AREA
- EPC RATING OF C71





Entrance Hall

Accessed via a composite door refitted in 2022. Feature tiled flooring and modern doors give access to cloaks WC, living room and kitchen. Radiator and carpeted stairs to the first floor.

Cloakroom WC

6' 0" x 2' 11" (1.83m x 0.89m)

Continuation of tiled floor. Comprising a refitted WC and compact basin with vanity cupboard under. Non-grout splash back, radiator, extractor and fuse-box.

Living Room

15' 7" x 14' 1" (4.75m x 4.29m)

Laminate flooring and modern fire place. Rear window and open door access to what was previously a conservatory but now a great reception room with tiled insulated roof. Radiator and under stair storage cupboard. Final door to the sitting room/office.

Kitchen

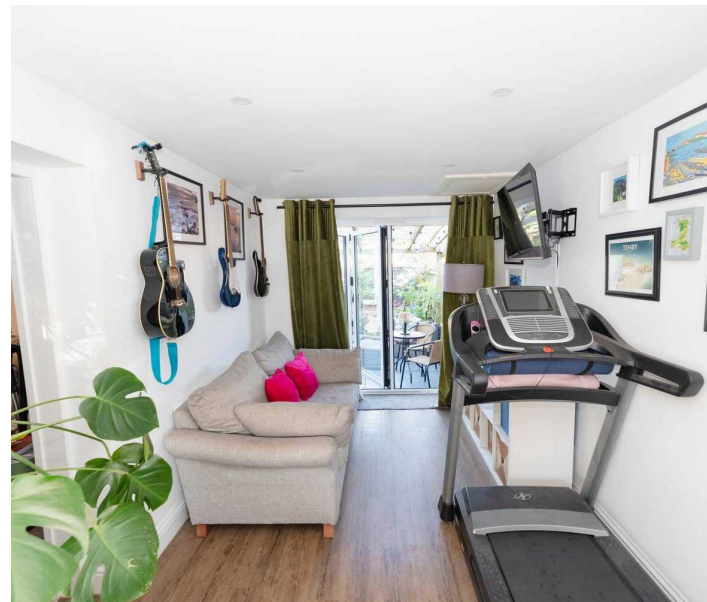
11' 1" x 8' 10" (3.38m x 2.69m)

Cleverly designed maximising the space available and comprising a 'Wren' range of refitted high gloss white units complemented by natural wood style worktops which have a matching trim. Inset 'Quartz' sink unit. Integrated appliances include 5 ring gas hob with wok burner and hood over, adjacent waist level oven, dishwasher, wine fridge and washing machine. Freestanding space for a fridge/freezer. Handy seating area with storage under. Front window and radiator. Concealed combi boiler refitted in 2022. Tiled effect flooring.

Sun Room

10' 11" x 9' 0" (3.33m x 2.74m)

With uPVC windows and French doors to rear garden. Laminate floor. Smooth ceiling which is insulated and it has a tiled roof over. Handy seating area with storage under.





Sitting Room / Office

16' 7" x 8' 3" (5.05m x 2.51m)

A fantastic third reception room formerly a garage. It has a stylish LVT flooring and bi-fold doors lead out on to the rear garden. There is a front window, smooth ceiling with LED spotlights and excellent full length loft style storage insulated area. Radiator.

Landing

Carpeted and with doors accessing three bedrooms, bathroom and storage cupboard. Loft hatch.

Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

Carpeted double bedroom with front aspect window, radiator and recessed double wardrobe. Door to en suite.

En Suite

9' 2" x 4' 6" (2.79m x 1.37m)

In white and comprising WC, pedestal wash basin and fully tiled shower cubicle. Shaver point, extractor and radiator.

Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m)

A carpeted double bedroom with radiator and rear uPVC windows.

Bedroom Three

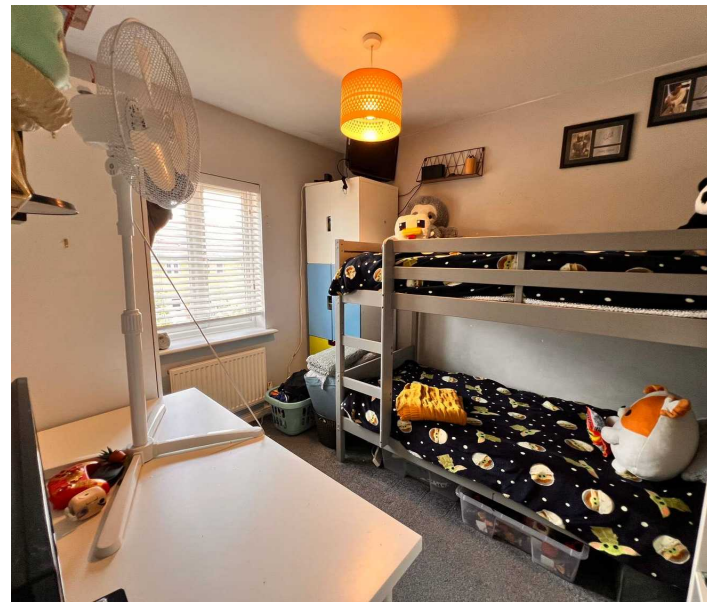
7' 2" x 6' 8" (2.18m x 2.03m)

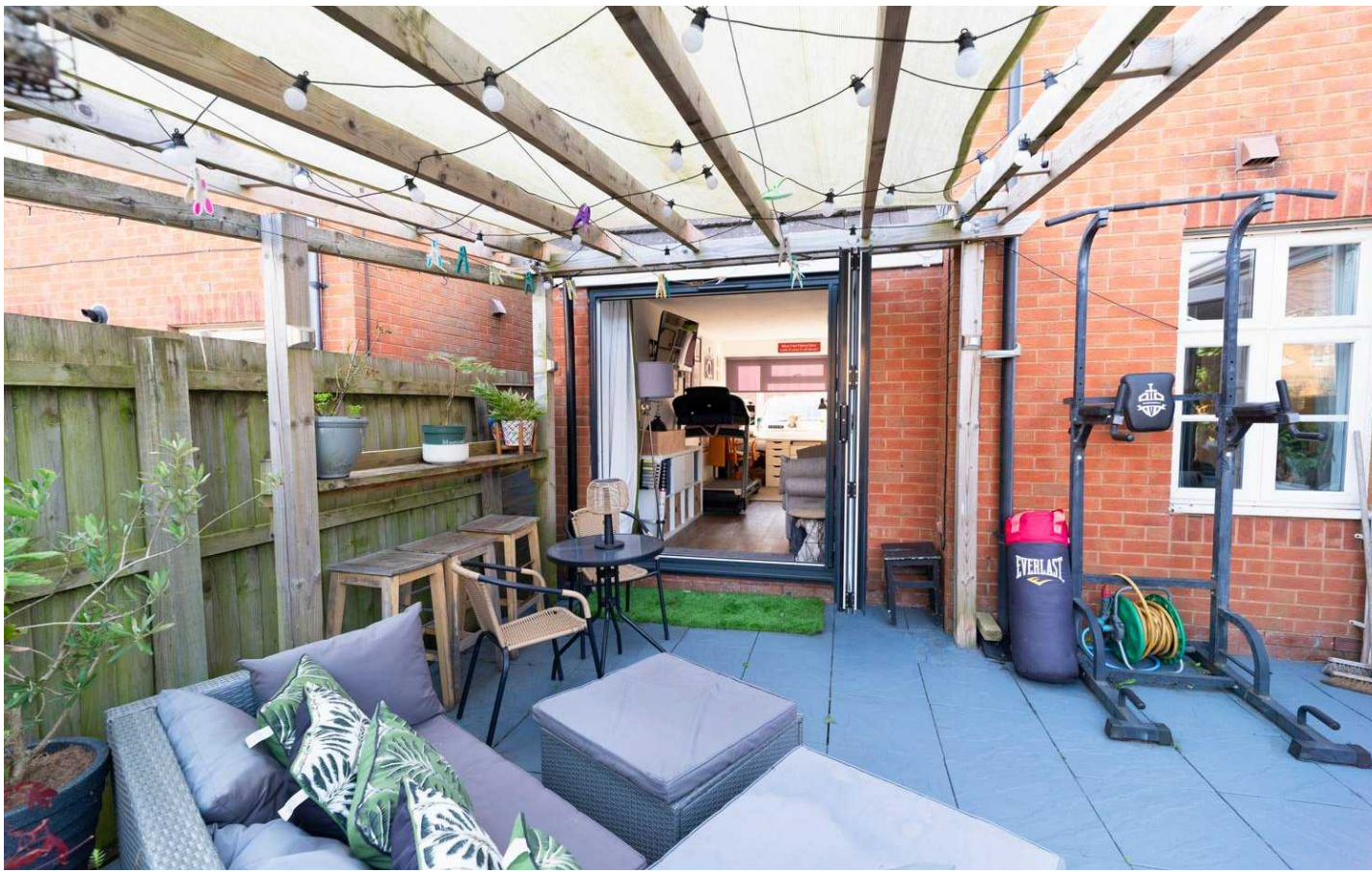
A carpeted single bedroom with radiator, rear UPVC window and smooth ceiling.

Bathroom

6' 3" x 5' 8" (1.91m x 1.73m)

With a white suite comprising close coupled WC, pedestal basin and twin grip bath. Tiled floor and obscure window to front. Shaving point, extractor and heated chrome towel rail.





FRONT GARDEN

A small garden area with a path leading to the front door. This adjoins the drive.

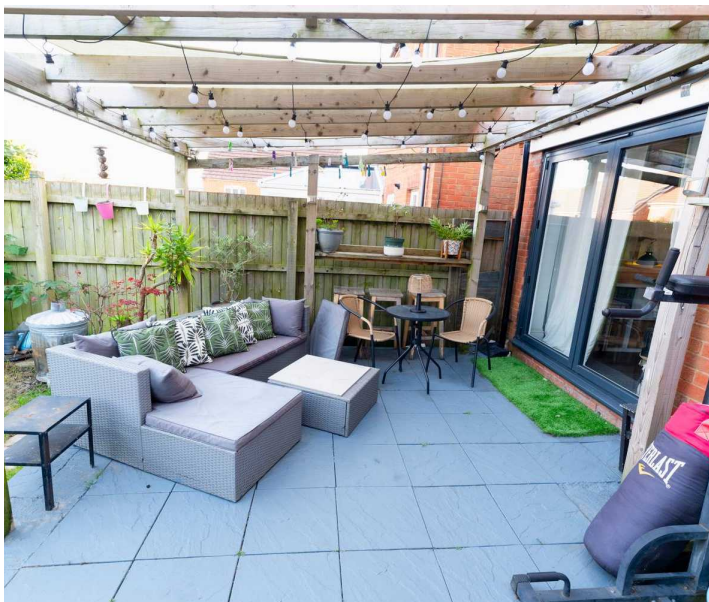
REAR GARDEN

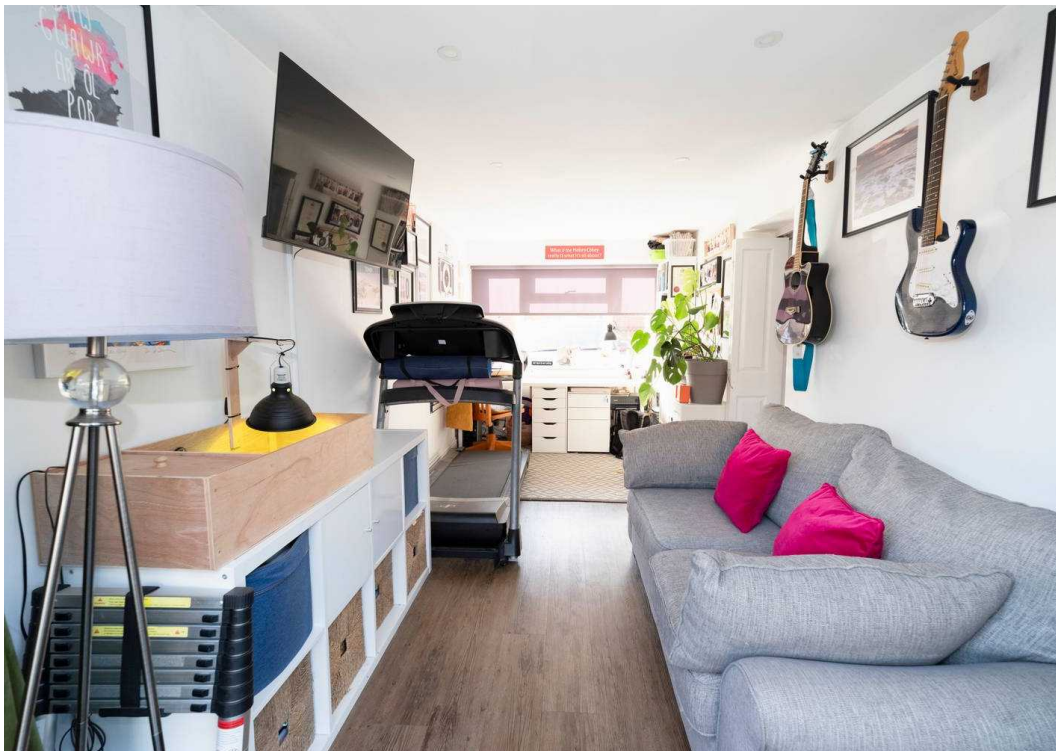
32' 12" x 25' 12" (10.06m x 7.92m)

A fully enclosed garden with an initial area of patio then a good level area of grass lawn with artificial central walkway. Planted areas, shed and handy covered seating area. Enclosed by well kept fencing.

Off street

In front of the property and allocated for one vehicle.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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		
(81-91) B		84
(69-80) C	70	
(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
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2024
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