





40 Castle Road

Rhose

Refurbished 2-bed maisonette. Ground floor entrance, spacious lounge, modern kitchen, balcony with sea view, refitted shower room. Enclosed rear garden, parking potential and a shed. No chain

Council Tax band: B ; Tenure: Leasehold

EPC Energy Efficiency Rating: D

- DELIGHTFUL TWO BEDROOM 1ST FLOOR MAISONETTE
- BEAUTIFULLY REFURBISHED INTERNALLY
- INDEPENDENT ACCESS AT GROUND FLOOR LEVEL
- SPACIOUS LOUNGE; REFITTED KITCHEN WITH APPLIANCES
- REFITTED SHOWER ROOM/WC
- BALCONY WITH A SEA 'VIEW'
- GAS CH, UPVC DG, NO ONWARD CHAIN
- EPC RATING OF D66

Roof Terrace - Enclosed roof terrace, of a Southerly aspect and offering Channel views. Accessed via the kitchen.

Rear Garden - A large enclosed mostly lawned rear garden enclosed by fencing and enjoying a sunny aspect.

Front Garden - With potential for parking subject to access, a stone chipped section leading to the independent access and with gated access to the rear garden and also a handy store shed.





Entrance

Accessed at the side of the property via a uPVC front door is a private entrance hall. Vinyl floor and side aspect window. Carpeted stairs to the first floor.

Landing / Hall

Carpeted with front aspect window and doors leading to storage cupboard, two double bedrooms, shower room and lounge. Radiator.

Lounge

13' 11" x 12' 6" (4.24m x 3.81m)

Carpeted spacious lounge with front aspect window and radiator. Open door access to kitchen. Fitted cupboard.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Vinyl floor matching the entrance hall. Fitted eye level and base units in white high gloss with complementing work surfaces over. One and a half bowl sink unit inset. Inset gas hob, oven under and cooker hood. Breakfast bar area plus space for appliances as requested. Integrated tall fridge freezer. Window to rear plus uPVC door to balcony offering Channel views. Radiator.

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)

Carpeted double bedroom with front aspect window and radiator. Fitted cupboard.

Bedroom Two

12' 0" x 8' 6" (3.66m x 2.59m)

Carpeted double bedroom with front aspect window and radiator. Fitted cupboard.

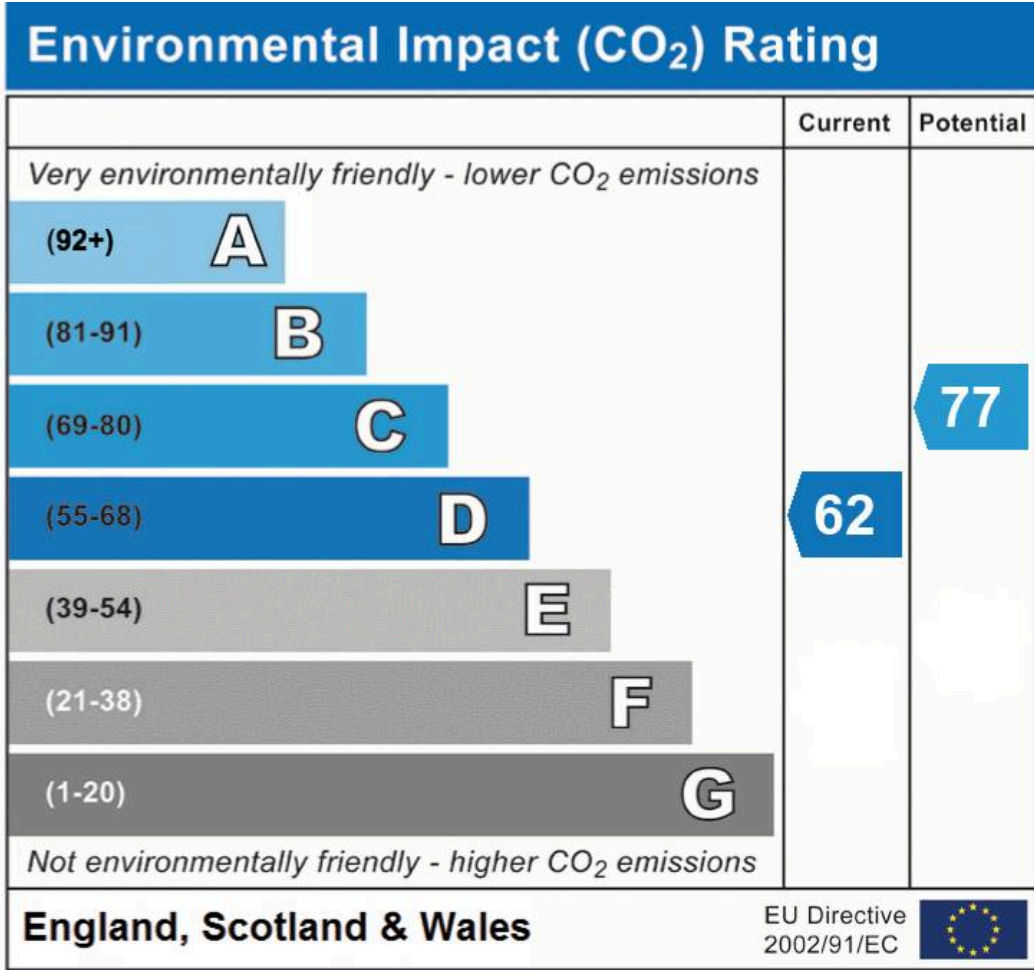
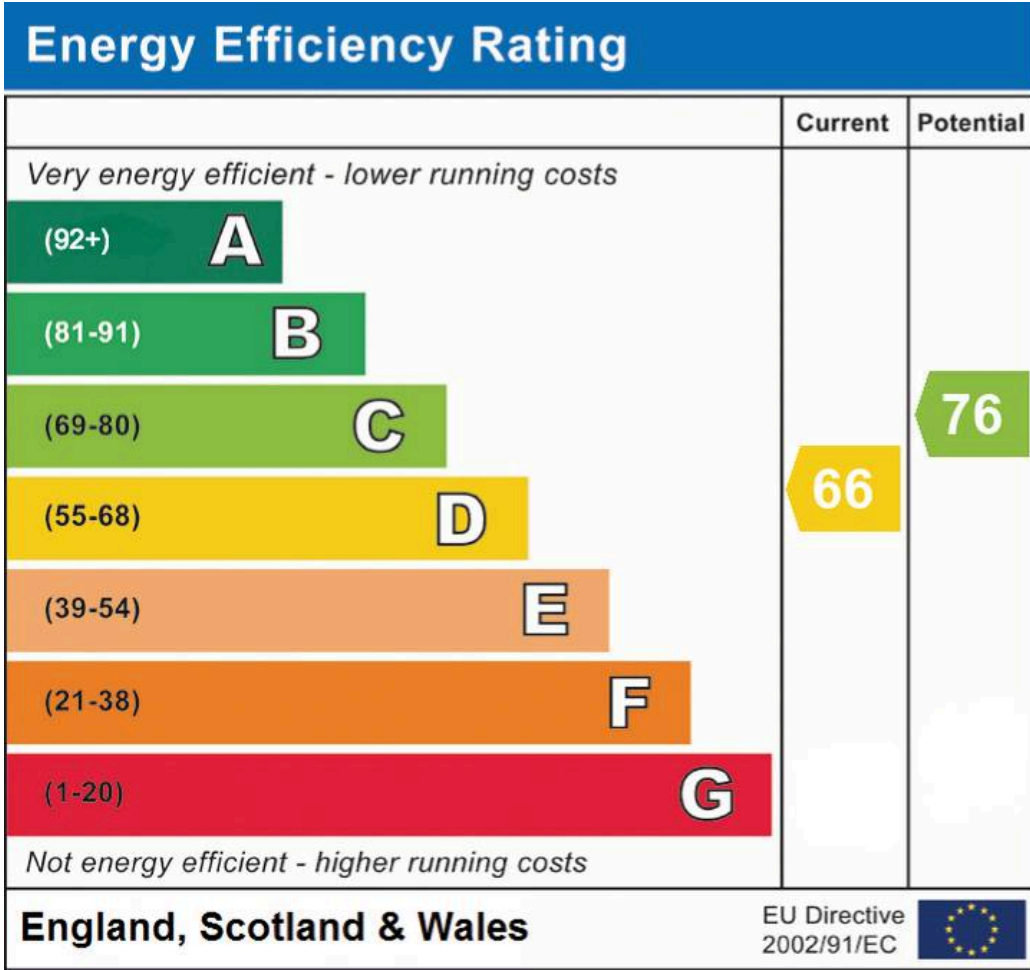
Shower Room

7' 6" x 5' 11" (2.29m x 1.80m)

Vinyl floor matching the entrance hall and kitchen. PVC walls all round. Corner shower cubicle with thermostatic inset shower - fixed rainfall style head and separate rinser. Close coupled WC with concealed cistern and button flush, matching wash hand basin and fitted cupboards under. Ladder style heated towel and opaque window to rear. Inset ceiling lights.







Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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