







## 10 Church Road

Rhosee

Charming 3-bedroom, 2 reception end of terrace house with a generous Southerly rear garden. Convenient location, off-road parking for 3 vehicles. Ideal family home with ample space and natural light.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- STYLISH THREE BEDROOM END OF TERRACE HOME
- TWO SEPARATE RECEPTION ROOMS
- SPACIOUS MODERN KITCHEN AND BREAKFAST AREA
- FIRST FLOOR BATHROOM AND SEPARATE WC
- LARGE, SUNNY REAR GARDEN WITH DECK, PATIO AND LAWN
- WALKING DISTANCE TO AMENITIES AND RAIL STATION
- OFF ROAD PARKING FOR UP TO THREE VEHICLES
- EPC RATING OF C69







### Entrance Hallway

Access via a new uPVC double glazed door with matching obscure glazed panel. Oak style laminated style floor with a carpeted staircase which leads to the first floor. A stylish welcome with radiator, coved ceiling and a handy understairs storage cupboard. Matching panelled doors then give access to the two separate reception rooms and the kitchen/ breakfast room.

### Dining Room

11' 3" x 10' 3" (3.43m x 3.12m)

With a continuation of the Oak style laminated flooring this immaculately presented room has a front uPVC bay window and radiator.

### Living Room

13' 8" x 11' 4" (4.17m x 3.45m)

Again with the Oak style laminated flooring this stylish reception room has uPVC windows looking onto the rear garden. Radiator and display style fireplace which can house an electric fire or similar. It has an Oak mantle over.

### Kitchen

11' 7" x 9' 0" (3.53m x 2.74m)

With a tiled effect laminated flooring, the kitchen is fitted with matching eye level and base units in a Beech effect and with display cabinets and open shelving. There is slot in space for appliances as required and the modern worktops have a one and a half bowl stainless steel sink unit inset with mixer tap over. Rear uPVC tilt and turn window plus obscure door leading to the rear garden. Mosaic style tiled splashbacks and a smooth ceiling. Open door access leads through to a continuation of the kitchen. Panelled door to handy understairs storage cupboard.







### **Breakfast room/ Kitchen part 2**

8' 11" x 8' 8" (2.72m x 2.64m)

With a continuation of the tiled effect laminated flooring, here there are further storage units matching those in the kitchen. An obscure uPVC door leads to the front plus there is an adjacent uPVC window. Radiator and smooth ceiling.

### **Landing**

Carpeted matching the stairs, the landing has matching doors giving access to the three bedrooms, bathroom and separate WC and finally to a handy airing cupboard. Loft hatch plus uPVC tilt and turn side window.

### **Bedroom One**

9' 6" x 9' 4" (2.90m x 2.84m)

A carpeted double bedroom with dimensions excluding the depth of triple width wardrobes along the width of one wall. There is a front uPVC window, radiator and vent.

### **Bedroom Two**

12' 6" x 9' 5" (3.81m x 2.87m)

A carpeted double bedroom this time with a uPVC tilt and turn rear window with some sea glimpses. Radiator.

### **Bedroom Three**

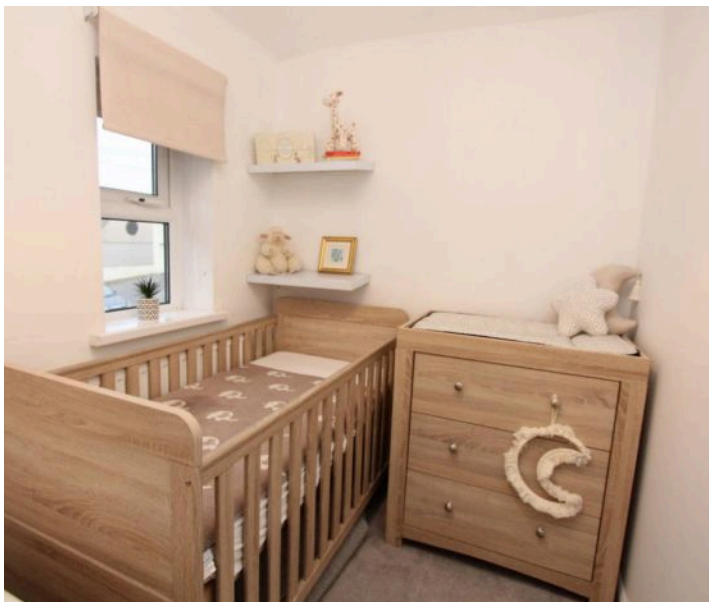
9' 3" x 5' 10" (2.82m x 1.78m)

A carpeted single bedroom or home office which has a radiator and side uPVC window. There is also a handy storage cupboard over the stairwell.

### **Bathroom**

5' 8" x 4' 11" (1.73m x 1.50m)

With a wood effect vinyl flooring this immaculate bathroom has a white suite comprising of a pedestal basin and bath which has a thermostatic shower and glass screen over. Chrome heated towel rail and mostly ceramic tiled splashback and walls. Obscure uPVC tilt and turn window to the rear.







### Front Garden & Driveway

Laid to modern stone chippings and providing side by side parking for three vehicles as required.

### Rear Garden

Initially with a slabbed patio, a path then leads down which bisects areas of lawn and stone chippings. Further lawn with stepping stones, final decked and stone chipped section which houses a garden shed. The rear garden enjoys a Southernly aspect and is enclosed by a mix of timber fencing and painted block walls.

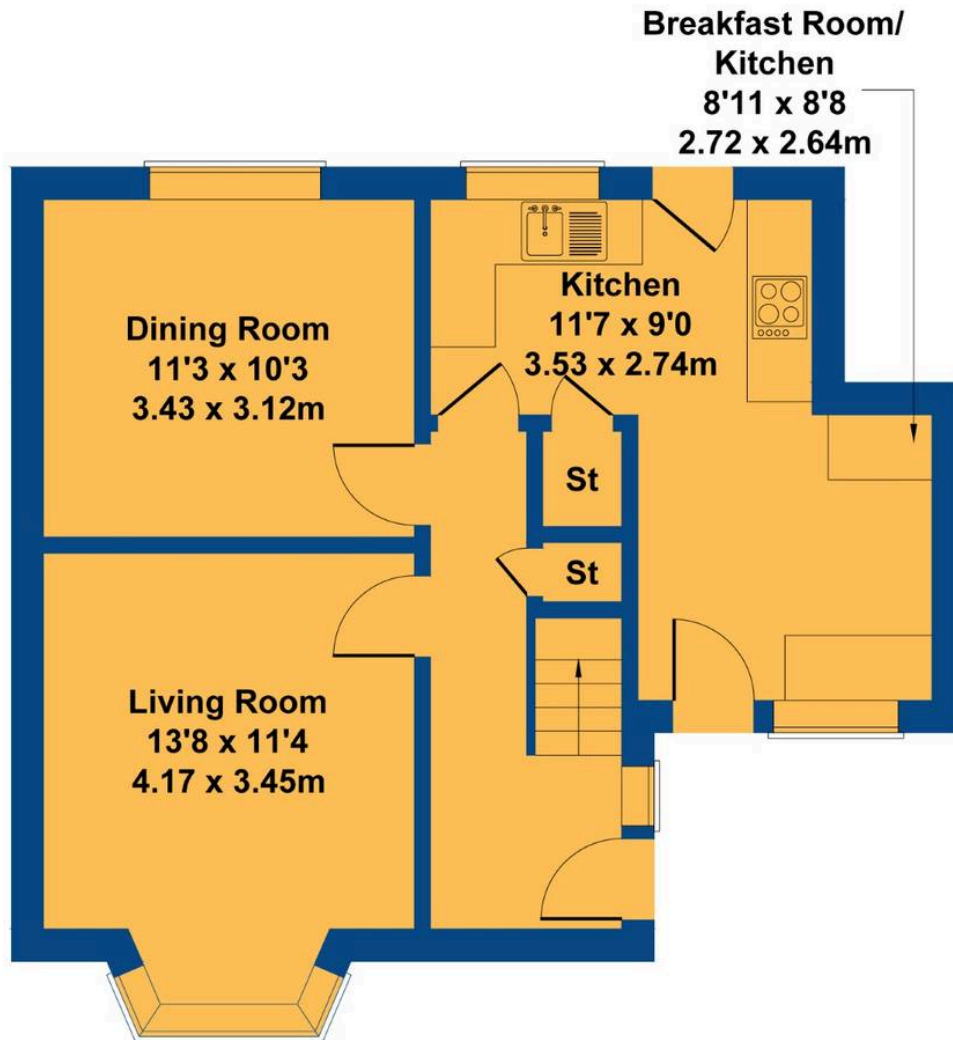






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Approximate Gross Internal Area  
915 sq ft - 85 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





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