





6 Lon Cefn Mably

Rhose

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D65

- A VERY WELL KEPT SEMI DETACHED BUNGALOW
- IN A PRIME LOCATION IN CENTRAL RHOOSE
- 2/3 BEDROOMS; 1/2 RECEPTION ROOMS
- MODERN KITCHEN AND SHOWER ROOM/WC
- MANAGEABLE PLOT WITH FRONT/REAR GARDENS
- LONG GATED DRIVE TO TWO SINGLE GARAGES
- NO CHAIN, SUBJECT TO GRANT OF PROBATE
- GAS CH (COMBI) AND UPVC DG
- EPC RATING TO BE CONFIRMED





Porch

Accessed from the side and via a uPVC door with obscure glazing. There is a tiled flooring and internal glazed door leading to the hall. Alarm control panel.

Hallway

Carpeted and with matching frosted glazed doors leading to the living room, dining room (or bedroom 3), two double bedrooms, kitchen and a non-glazed door leads to the modern shower room. Drop down loft hatch to a partly boarded loft space. Radiator and high level meter cupboard.

Lounge

14' 9" x 12' 11" (4.50m x 3.94m)

A carpeted light and airy room with front uPVC bay window. There is a coal effect electric fire I set into a tiled fireplace plus a radiator, picture rail and coved ceiling.

Dining Room

11' 5" x 10' 10" (3.48m x 3.30m)

A versatile room that could easily be a third bedroom if required. Its most recent use is that of a dining room and it has a carpeted flooring, front uPVC window and radiator plus a smooth cover ceiling.

Kitchen

12' 1" x 8' 8" (3.68m x 2.64m)

A really well kept kitchen that comprises oak style units complimented by laminated worktops. There is space for appliances as required and the flooring is a tiled effect vinyl. There are ceramic tiles splash backs areas plus sill with side uPVC window. Radiator. A modern door with frosted glazing leads to the utility room. Smooth ceiling.





Utility Room

7' 3" x 5' 6" (2.21m x 1.68m)

A double skin extension providing space for washing appliances and housing the boiler which fires the gas central heating. There is a side uPVC door with obscure glazing plus a rear uPVC window. Tiled effect vinyl flooring, smooth ceiling and radiator.

Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m)

A carpeted double bedroom which has a rear uPVC window, radiator and airing cupboard concealed behind double doors.

Bedroom Two

9' 7" x 8' 1" (2.92m x 2.46m)

A large single or small double bedroom which has a modern mainstream flooring, radiator, uPVC rear window and cover ceiling.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

A lovely modern shower room which comprises a white suite with WC, basin with vanity cupboard under and double shower cubicle with electric shower inset. There is a ceramic tile flooring, tiled splashbacks and a side encore uPVC window. Radiator and mirror fronted cosmetics cupboard.





FRONT GARDEN

A pretty front garden laid mostly to lawn and with established planted areas. There is a dwarf brick wall with railings atop and a mix of hedges and fenced side boundaries.

REAR GARDEN

An enclosed and generally low maintenance rear garden with a mix of stone chippings, planted areas and all enclosed by timber fenced boundaries. A wrought iron gate leads to the drive.

DRIVEWAY

4 Parking Spaces

Accessed via double wrought iron gates the drive is laid to concrete and provides parking for 4 vehicles. The drive leads to two adjoined single garages which could easily be made into a great size double garage. The drive has planted borders and also leads to the main access point which is the side door.

GARAGE

Single Garage

The left hand single garage with power and lighting and access via remote/electric door. Single glazed window to the rear.

GARAGE

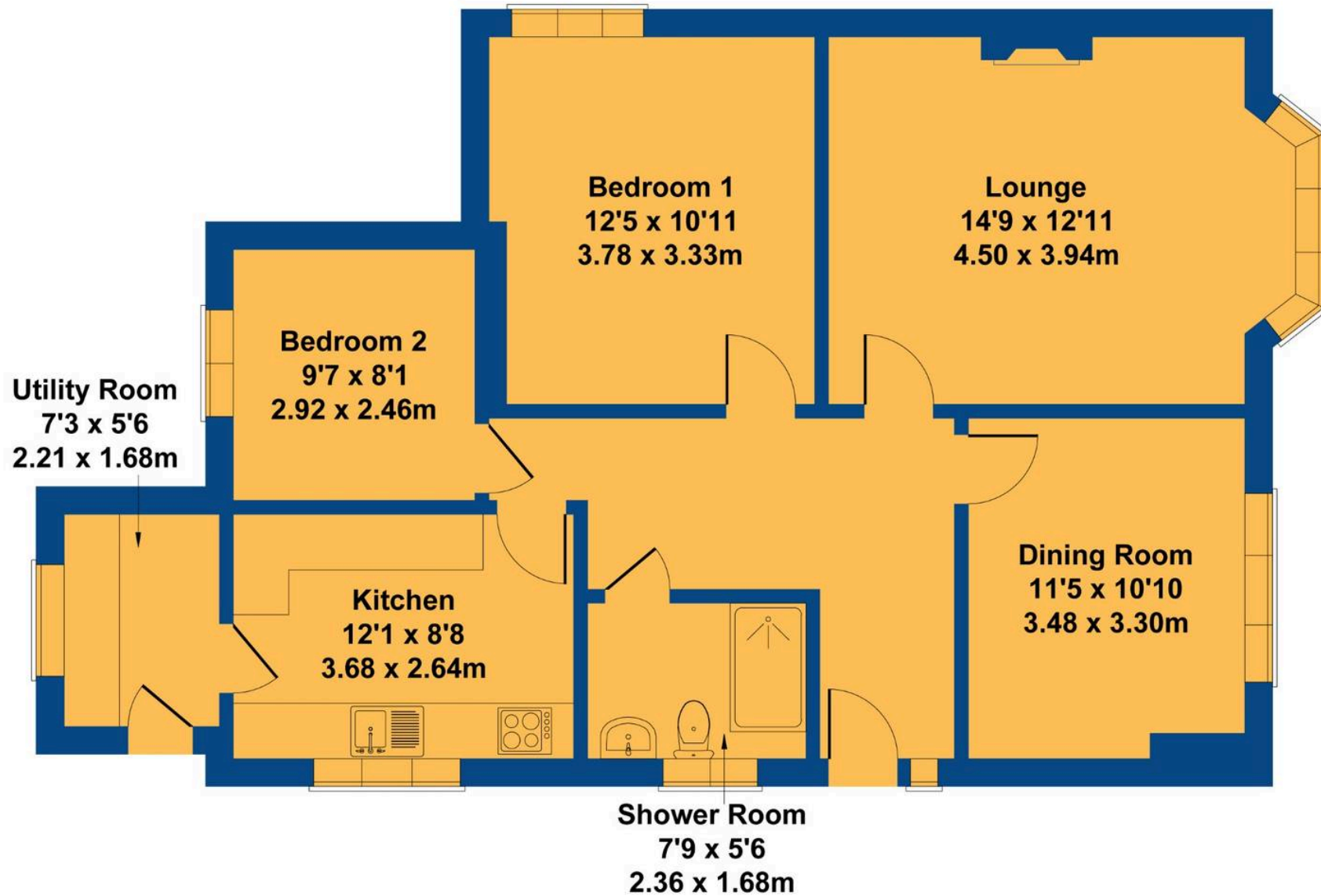
Single Garage

The right hand garage is a single garage with power and lighting and access via remote/electric door. Single glazed window to the rear.

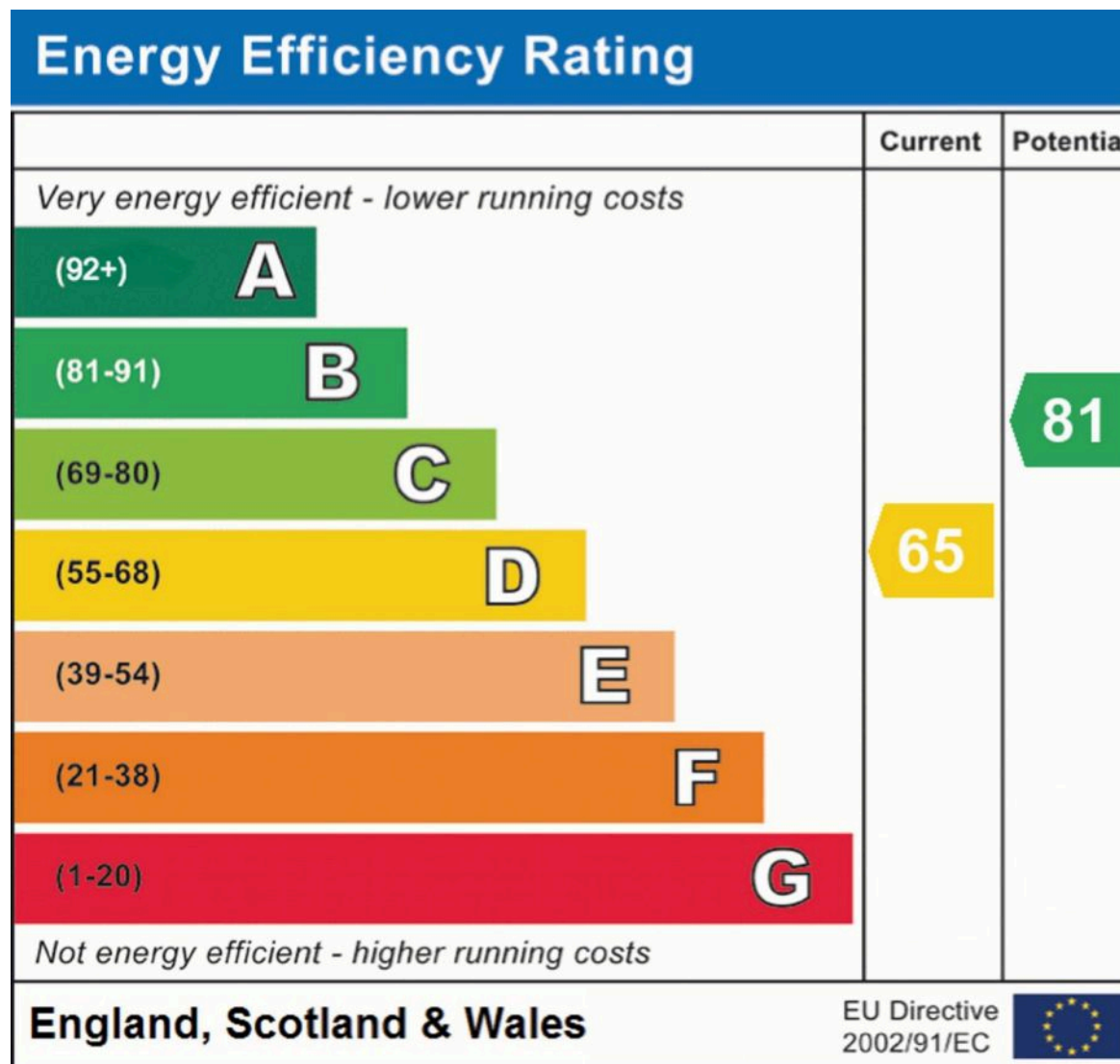


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Approximate Gross Internal Area
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2025
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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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