

## 11 Beaufort Way, Rhoose, CF62 3BU

Council Tax: C ; Freehold ; EPC C71

- BEAUTIFULLY REFURBISHED SEMI DETACHED
- IDEAL 1ST BUY; NO ONWARD CHAIN
- FULLY FITTED KITCHEN WITH APPLIANCES
- 1ST FLOOR BATHROOM/WC/SHOWER
- ENCLOSED REAR GARDEN WITH SIDE ACCESS
- PARKING FOR THREE VEHICLES
- CUL-DE-SAC LOCATION
- EPC RATING OF C71

Situated in this quiet cul de sac and within the catchment for Cowbridge Comprehensive School is this ideal first but or perhaps buy to let (returning around £950pcm). The ground floor has an entrance porch/hall, spacious living room plus a refitted kitchen which comes with a full range of integrated appliances and a handy storage pantry.

The first floor has the two bedrooms plus a lovely fresh bathroom with side window handy for ventilation. Outside, there is a small front garden plus enclosed rear garden with side access to the parking area. Gas CH and uPVC DG



**Entrance Hall** - Carpeted and with a handy storage cupboard. Front window and accessed via a uPVC door. Panelled door to the lounge/dining room. The property was rewired in 2022 and new consumer unit fitted. Linked smoke and fire alarms fitted.

**Living Room** - 14' 1" x 12' 2" (4.29m x 3.71m)  
Beautifully presented with a modern laminated flooring. Carpeted stairs to the first floor, front window and radiator. Handy under stair storage cupboard with shelving. Access to the kitchen.

**Kitchen/Breakfast Room** - 12' 1" x 7' 0" (3.68m x 2.13m)  
A stunning refitted kitchen with high end units complemented by modern worktops. Integrated appliances include 4 ring induction hob, electric oven, extractor hood, fridge/freezer, dishwasher and washing machine with dryer option. Rear window and uPVC door to the garden. Laminated flooring.

**Landing** - Carpeted and with doors to the two bedrooms and bathroom. Loft hatch to a partly boarded loft space.

**Bedroom One** - 12' 1" x 8' 10" (3.68m x 2.69m)  
A carpeted double bedroom with front window and radiator.

**Bedroom Two** - 12' 1" x 7' 0" (3.68m x 2.13m)  
A carpeted double bedroom with rear window and radiator. Panelled door to a cupboard which houses the combi boiler.

**Bathroom** - 8' 9" x 4' 10" (2.67m x 1.47m)  
Refitted in 2022, this cleverly redesigned bathroom comprises a white suite of a WC, basin and bath with shower and screen over. Opaque side window, modern floating shelves and chrome towel radiator. Fully ceramic tiled walls and splashbacks plus easy wipe modern flooring.





## REAR GARDEN

An enclosed garden with pedestrian gated side access. There are areas of patio, lawn and planted flowerbeds. There is an appropriate and certified EV charging point.

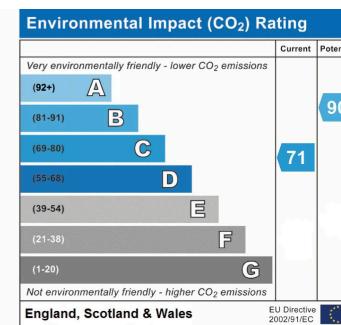
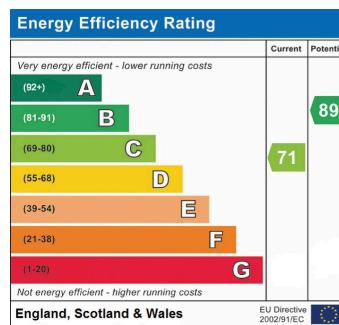
## FRONT GARDEN

A small open plan lawn and path to the front door.

## ALLOCATED PARKING

3 Parking Spaces

To the left side of the property is a parking area with 3 specific spaces allocated for this property







## Chris Davies Estate Agents

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

01446 711900

[rhoose@chris-davies.co.uk](mailto:rhoose@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.