





13 Church Road, Rhoose

Council Tax band: B; Leasehold; EPC C77

- SPACIOUS TWO BEDROOM MAISONETTE
- PRIVATE GROUND FLOOR ENTRANCE
- 1ST FLOOR HALL; SPACIOUS LIVING ROOM
- MODERN KITCHEN WITH OVEN, HOB AND FRIDGE
- SMALL BALCONY AREA & DRIVEWAY PARKING
- SPACIOUS REAR GARDEN (OVERGROWN)
- TWO DOUBLE BEDROOMS; MODERN SHOWER ROOM/WC
- CENTRAL SPOT - EASY ACCESS TO AMENITIES
- NO ONWARD CHAIN - IDEAL FIRST PURCHASE
- EXCELLENT EPC RATING OF C77

Situated centrally in Rhoose and hence within easy access of the shops, bus stop and rail station is this first floor maisonette.

The property is accessed from a private entrance and stairs lead up to the accommodation which comprises a hall, spacious lounge, modern kitchen with appliances, a balcony, two double bedrooms and a modern shower room/WC.

Outside there is parking to the front and side access leads to a stone shed and a good size but overgrown rear garden.

Over recent years, major works have been completed to the property to include a new roof, thermo-block insulation, new downpipes and guttering. The EPC rating is C77 which is excellent!





Ground floor entrance

Accessed via a private off-road parking area and/or separate shared pathway and with a uPVC door with leading into the private entrance hall which has some storage and stairs up to the first floor.

Entrance Hall (First Floor)

The landing/hall has a laminated flooring, front uPVC window and a radiator. Doors give access to the two bedrooms, the living room, the shower room and also a handy storage cupboard.

Lounge

13' 11" x 12' 7" (4.24m x 3.84m)

A large reception room with laminated flooring, focal point of a modern fireplace and surround with log effect electric fire inset plus radiator. A glass panel door leads to the kitchen.

Kitchen

9' 5" x 8' 6" (2.86m x 2.59m)

A good size kitchen which is well appointed with matching eye level and base units complemented by natural wood style worktops which have a four ring ceramic hob inset plus stainless steel sink unit. Waist level electric oven, refrigerator and slot in space for other appliances as required. Wood effect vinyl flooring radiator and rear uPVC window and door leading to a balcony. Two doors access handy storage cupboards.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

A carpeted double bedroom with rear uPVC window and radiator. Recessed storage cupboard.

Bedroom Two

12' 3" x 8' 6" (3.74m x 2.58m)

A carpeted double bedroom with front uPVC window, vent and radiator. Handy storage cupboard excluded from dimensions provided.





Shower Room and WC

7' 5" x 5' 10" (2.27m x 1.79m)

Comprising WC, basin and larger than average shower cubicle fully ceramic tiled and with an electric shower inset. Radiator, tiled effect vinyl flooring and an obscure glazed uPVC window. Ceramic tiled walls plus vent.

Rear Garden

A large and overgrown rear garden space.

Lease Details

89 years remaining on the lease thus 125 years from 25th March 1990. Service charge is around £150 per annum to cover buildings insurance and any communal maintenance required.

DRIVEWAY

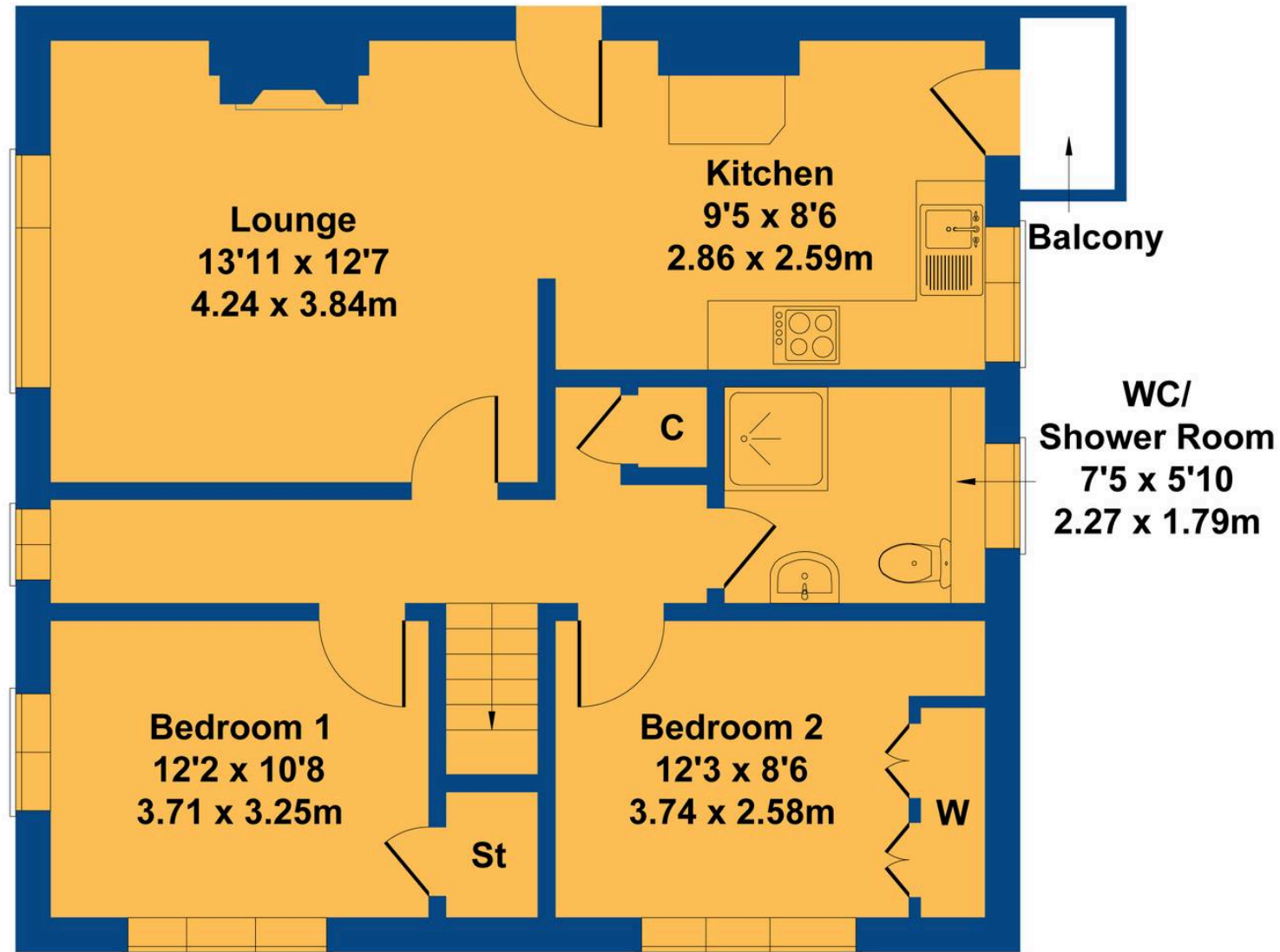
1 Parking Space

Off road parking for one vehicle and a path leads to the front door and also there is side access.



13 Church Road

Approximate Gross Internal Area
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2026
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