





5 Readers Way, Rhoose, CF62 3HP

Council Tax band: E; Freehold; EPC C70

- LOVELY FAMILY HOME WITH GARDEN LODGE
- 3 DOUBLE BEDROOMS; ONE EN-SUITE
- BEAUTIFULLY REFITTED FAMILY BATHROOM
- SPACIOUS KITCHEN/DINING ROOM
- LIVING ROOM WITH FRENCH DOORS TO THE REAR
- PRIVATE LANDSCAPED REAR GARDEN
- DOUBLE DRIVEWAY; VERY CENTRAL LOCATION
- ADDITIONAL GROUND FLOOR BEDROOM/RECEPTION
- EPC RATING TO BE CONFIRMED

Situated on the very fringe of this development built in the 1990s, this lovely property boasts two reception rooms, a family kitchen/diner, cloaks/wc, 3 bedrooms, one with an en-suite, plus there is a beautifully refitted bathroom/WC.

Outside, there is a front garden area with adjacent two car drive plus to the rear a landscaped rear garden with wooden constructed garden lodge ideal as an office, storage etc.

The property is gas centrally heated and double glazed and is situated within a 5 minute walk of the Rhoose rail station and bus stop. For families, the property falls within the catchment for Cowbridge Comprehensive Catchment.





Entrance Hall

Accessed via a composite door, the hall has a stylish tiled flooring and replaced oak doors to the lounge, cloakroom/WC and a carpeted staircase leads to the first floor. Glazed panels allow light between the hall and the lounge. Radiator.

Cloakroom/WC

5' 3" x 2' 7" (1.59m x 0.79m)

Matching tiled flooring to the hall and with a WC and wall hung basins. Obscure glazed front window and radiator.

Lounge

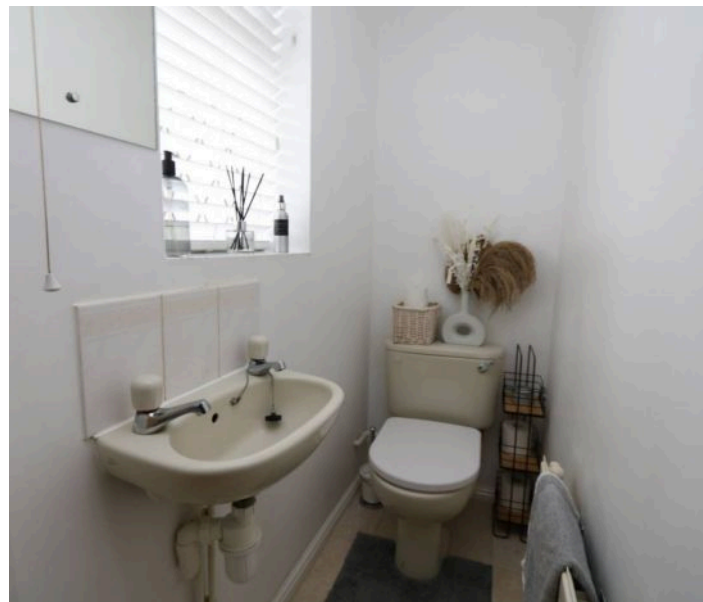
19' 10" x 9' 10" (6.04m x 2.99m)

A carpeted room with French style doors to the rear garden, marble fireplace with electric fire plus two radiators. Additional side window and Oak door to the kitchen.

Kitchen/Diner

15' 11" x 8' 1" (4.85m x 2.46m)

With a wide range of matching units complemented by modern worktops which have a sink unit inset. Integrated 4 ring gas hob, electric oven and cooker hood over. Ceramic tiled flooring, uPVC door and window to the rear garden plus an Oak door leads to the ground floor bedroom/sitting room. Radiator.



Sitting Room or Ground Floor Bedroom

15' 7" x 8' 3" (4.75m x 2.51m)

Formerly the garage and now a versatile carpeted room with front window.

Landing

A carpeted landing with matching white doors to the three bedrooms, refitted bathroom and to an airing cupboard which houses the Worcester combi boiler. Loft hatch to a mostly boarded loft.



Bedroom One

12' 0" x 10' 4" (3.67m x 3.14m)

A carpeted double bedroom with rear window, radiator and great storage comprising mirror fronted wardrobes along one wall plus two bedside cupboards. Panelled door to the en-suite.

En-Suite

8' 6" x 3' 3" (2.58m x 0.99m)

With a white suite comprising a WC, pedestal basin and shower cubicle with thermostatic shower system comprising a rainfall style head and a flexible rinse unit. Tiled flooring and splashbacks, obscure glazed side window, chrome heated towel rail and extractor.

Bedroom Two

11' 11" x 8' 0" (3.62m x 2.45m)

A carpeted double bedroom with rear window and radiator.

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)

A carpeted double bedroom with front windows and a radiator. Recessed storage cupboard excluded from dimensions.

Bathroom WC

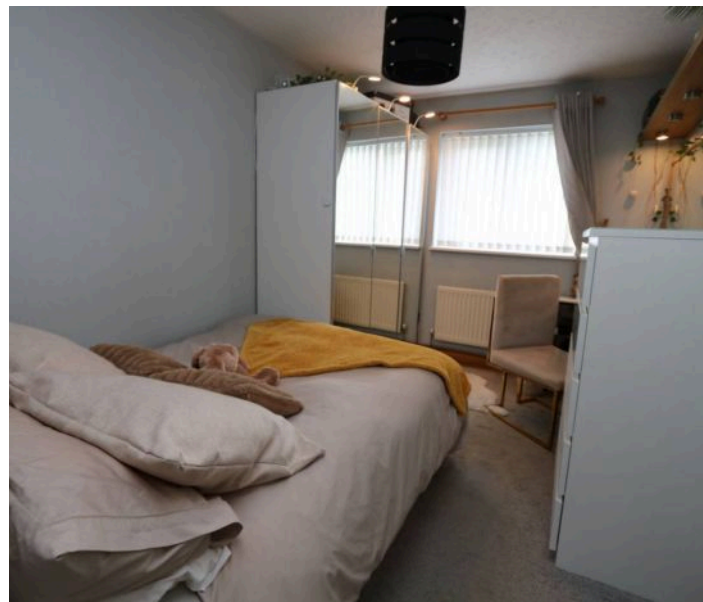
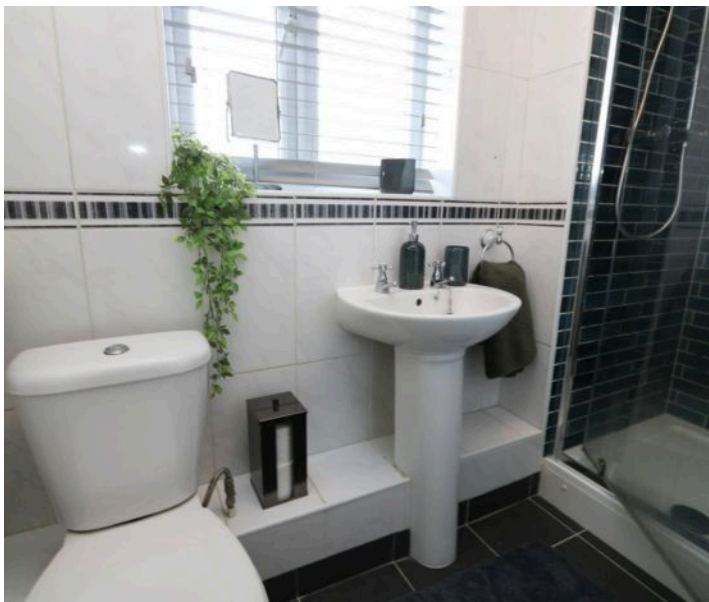
6' 5" x 6' 3" (1.96m x 1.91m)

Beautifully refitted with a white suite comprising WC with concealed cistern, sink with vanity cupboards under and a bath. Stylish tiled flooring, splashbacks and walls. Obscure glazed front window. Chrome heated towel rail and complementing mirror.

Garden Lodge

15' 4" x 13' 0" (4.67m x 3.97m)

A wooden construction ideal as a 'man-cave/she-shed'. It has certified wiring and an electric heater and is a superb retreat.





REAR GARDEN

A very private landscaped garden primarily laid to porcelain slabs. There are pretty planted areas, a storage shed to the side with front access. Gazebo to remain. The garden is enclosed by a high brick wall and well kept fencing. Outside tap.

FRONT GARDEN

With a small selection of trees and wrought iron fenced boundary to the pavement. Slate chipping and a small lawn bisected by slabbed steps from the pavement to the front door. Gated side access.

DRIVEWAY

2 Parking Spaces

Laid to tarmac and providing space for two vehicles side by side. (nb there is an initial shared drive serving two additional properties)





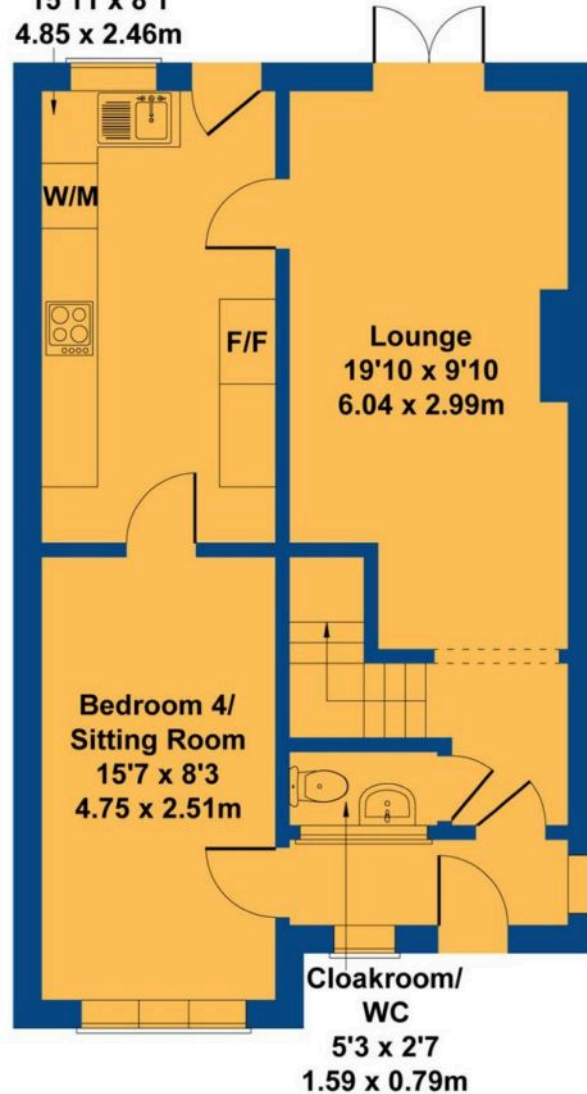
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

5 Readers Way

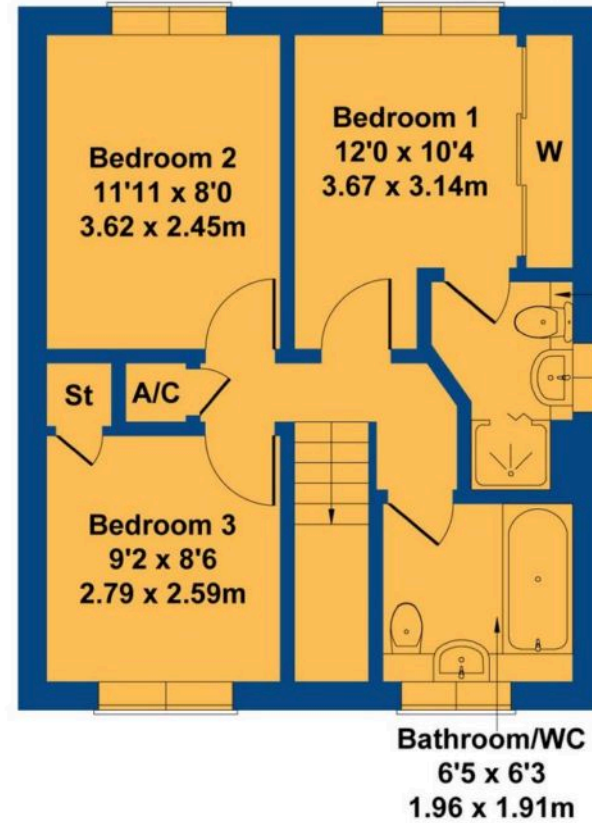
Approximate Gross Internal Area
990 sq ft - 92 sq m

Kitchen/Diner
15'11 x 8'1
4.85 x 2.46m



GROUND FLOOR

En-suite
8'6 x 3'3
2.58 x 0.99m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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/

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.