



50 Porthkerry Road, Rhoose CF62 3HD £329,950 Freehold

5 BEDS | 1 BATH | 3 RECEPT | EPC RATING D

INDOOR SWIMMING POOL.....A unique detached bungalow set on a spacious plot at the entrance of Rhoose Village, close to shops, public transport, Rhoose Primary school and other local amenities. To the ground floor; entrance hallway, three reception rooms, four bedrooms, kitchen, utility room, cloakroom, indoor swimming pool and work room. From the entrance hallway stairs rise to the first floor and a spacious fifth attic room with patio doors opening to a full width balcony offering sea views. To the front a driveway providing ample parking and ornamental front garden. To the rear a 90ft garden with mature plants and shrubs. Benefiting from UPVC double glazing and gas central heating via combination boiler. Viewing highly recommended to appreciate.



FRONT

Gated and enclosed front garden with shrubs and trees. Driveway. Garden pond. UPVC double glazed opaque glass front door with side panels.

Entrance Porch

10'0" max x 4'4" max (3.05m max x 1.32m max)

Textured ceiling. Papered walls. Karndean flooring. UPVC double glazed window to the side and front.

Hallway

Textured ceiling. Papered walls. Vinyl flooring. Stairs rising to the first floor. Radiator. Door opening to dining room, bedroom three, bathroom and cloakroom.

Bedroom 3

12'3" max x 9'9" max (3.73m max x 2.97m max)

L-shaped room. Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front.

Bathroom

9'3" max x 8'0" max (2.82m max x 2.44m max)

Smoothly plastered ceiling. Smoothly plastered walls. Tiled to splash-back areas. Vinyl flooring. UPVC double glazed opaque glass window to the side. Concealed cistern w.c. Bidet. Vanity unit wash-hand basin. Bath with mains pressure shower over. Chrome towel rail radiator.

Dining Room

17'6" max x 13'10" max (5.33m max x 4.22m max)

Smoothly plastered ceiling. Coving. Papered walls. Fitted carpet. Glazed double doors opening into living room. Doors to bedrooms one and two. Two radiators.

Bedroom 1

17'10" max x 10'9" max (5.44m max x 3.28m max)

Papered ceiling. Papered walls. Fitted carpet. UPVC double glazed French doors opening to the utility room. Built in wardrobes. Radiator.

Bedroom 2

16'10" max x 8'9" max (5.13m max x 2.67m max)

Papered ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the side. Airing cupboard housing wall mounted combination boiler. Radiator.

Living Room

21'7" max x 13'1" max (6.58m max x 3.99m max)

Smoothly plastered ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed patio doors with side panels to rear. Three radiators.

Kitchen

14'5" max x 9'2" max (4.39m max x 2.79m max)

Papered ceiling. Papered walls. Vinyl flooring. UPVC double glazed window to the rear garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven. Five burner gas hob with extractor over. Two bowl sink. Integrated fridge and freezer. Radiator.

Utility Room

11'5" max x 10'3" max (3.48m max x 3.12m max)

Textured vaulted ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed doors and windows to the rear. Kitchen wall and base units. Door opening to swimming room.

Indoor Swimming Pool

25'7" max x 8'5" max (7.80m max x 2.57m max)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed windows to the rear. Radiator. Door opening to work room.

Work Room

8'0" max x 6'9" max (2.44m max x 2.06m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Fitted carpet. Door opening into bedroom four.

Bedroom 4

14'6" max x 8'1" max (4.42m max x 2.46m max)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Radiator. Door opening into sitting room.

Sitting Room

15'0" max x 10'9" max (4.57m max x 3.28m max)

Textured ceiling. Papered walls. Laminate flooring. UPVC double glazed window to the front. Radiator.

Cloakroom

9'0" max x 4'5" max (2.74m max x 1.35m max)

Papered ceiling. Papered walls. Vinyl flooring. UPVC double glazed opaque glass window to the side. Close coupled cistern w.c. Vanity unit wash-hand basin. Radiator.

FIRST FLOOR

Bedroom 5

20'8" max x 20'2" max (6.30m max x 6.15m max)

Smoothly plastered vaulted ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed opaque glass window to the front. UPVC double glazed sliding patio doors opening to the rear and giving access on balcony.

Balcony

Decked balcony enclosed with wrought iron balustrade. Garden and sea views. Solar panels to heat ceiling and pool pump.

REAR

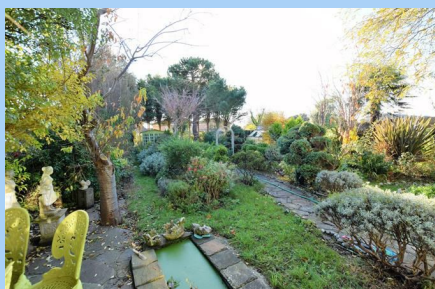
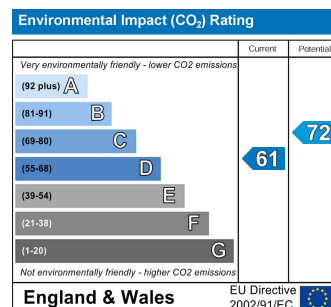
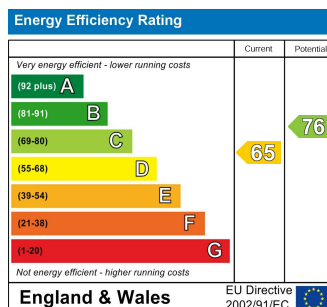
Enclosed established garden with mature shrubs and trees. Garden pond. Laid lawn.

COUNCIL TAX

Council tax band TBC

TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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