





42 Ceri Road

Rhoose

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E45

- THREE BEDROOM SEMI DETACHED HOUSE
- IN NEED OF REFURBISHMENT
- EPC RATING E45
- CENTRAL POSITIONING; CUL DE SAC
- NO HEATING TO THE PROPERTY
- MOSTLY UPVC DOUBLE GLAZED
- COWBRIDGE COMPREHENSIVE CATCHMENT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





Porch

Access from the front via a single glazed wooden frame door with matching front window. Quarry tiled flooring and obscure single glazed door leads into the hallway.

Entrance Hallway

Wooden flooring and staircase leads to the first floor. Sliding obscure glazed door leads to the Living Room with further glazed sliding door to the Kitchen. Single glazed window to the porch and handy under stair storage space which houses the fuse box & electric meter.

Living Room

12' 11" x 12' 6" (3.93m x 3.80m)

With a wooden flooring uPVC double glazed front window with additional secondary glazed unit. Radiator, sliding obscure glazed door to the Dining Room and coved ceiling.

Dining Room

11' 0" x 8' 6" (3.36m x 2.58m)

With wooden flooring, uPVC double glazed rear window and additional secondary glazed unit. Radiator and coved ceiling. Obscure glazed sliding door leading to the Kitchen.



Kitchen

10' 8" x 7' 5" (3.24m x 2.25m)

With a uPVC double glazed rear window and obscure glazed side door, radiator and strip light. The Kitchen is in need of a total refit.



Landing

With a side uPVC double glazed window and additional secondary glazed unit, matching doors to the three bedrooms and separate bathroom/ WC. Loft hatch and louvre fronted door leads to a handy airing cupboard which houses the hot water cylinder.

Bedroom One

11' 9" x 10' 0" (3.58m x 3.04m)

With wooden flooring and a front uPVC double glazed window and additional secondary glazed unit. Radiator and triple width sliding mirrored doors lead to wardrobe space.

Bedroom Two

11' 1" x 9' 8" (3.37m x 2.95m)

The second double bedroom with uPVC double glazed rear window and additional secondary glazed panel. Radiator. Wooden flooring.

Bedroom Three

8' 5" x 6' 11" (2.56m x 2.11m)

A single bedroom with wooden flooring and front uPVC double glazed window with additional secondary glazed panel. Radiator.

Bathroom

5' 6" x 4' 6" (1.67m x 1.38m)

In need of a total refit but currently comprising of twin grip bath and a pedestal basin in retro avocado green. Obscure glazed uPVC double glazed rear window. Radiator.

WC

5' 7" x 2' 4" (1.69m x 0.72m)

Comprising of a close couple WC in retro avocado green and with an obscure glazed uPVC double glazed side window with secondary glazed panel.





FRONT GARDEN

Laid to interlocking brick paving and with a stone chipped border. The parking arrangements extend to the side of the property which lead to the single garage and a dwarf brick wall front boundary.

REAR GARDEN

Initially laid with a slabbed patio with a dwarf wall, and this leads to a level lawn. There is an approximate 15 ft of overgrowth which when cleared will give the garden a better usable space. Outside tap.

DRIVEWAY

3 Parking Spaces

With a continuation of the interlocking brick paving providing off road parking for up to three vehicles. Leading to the garage and also there is a wrought iron gate leading to the rear garden.

GARAGE

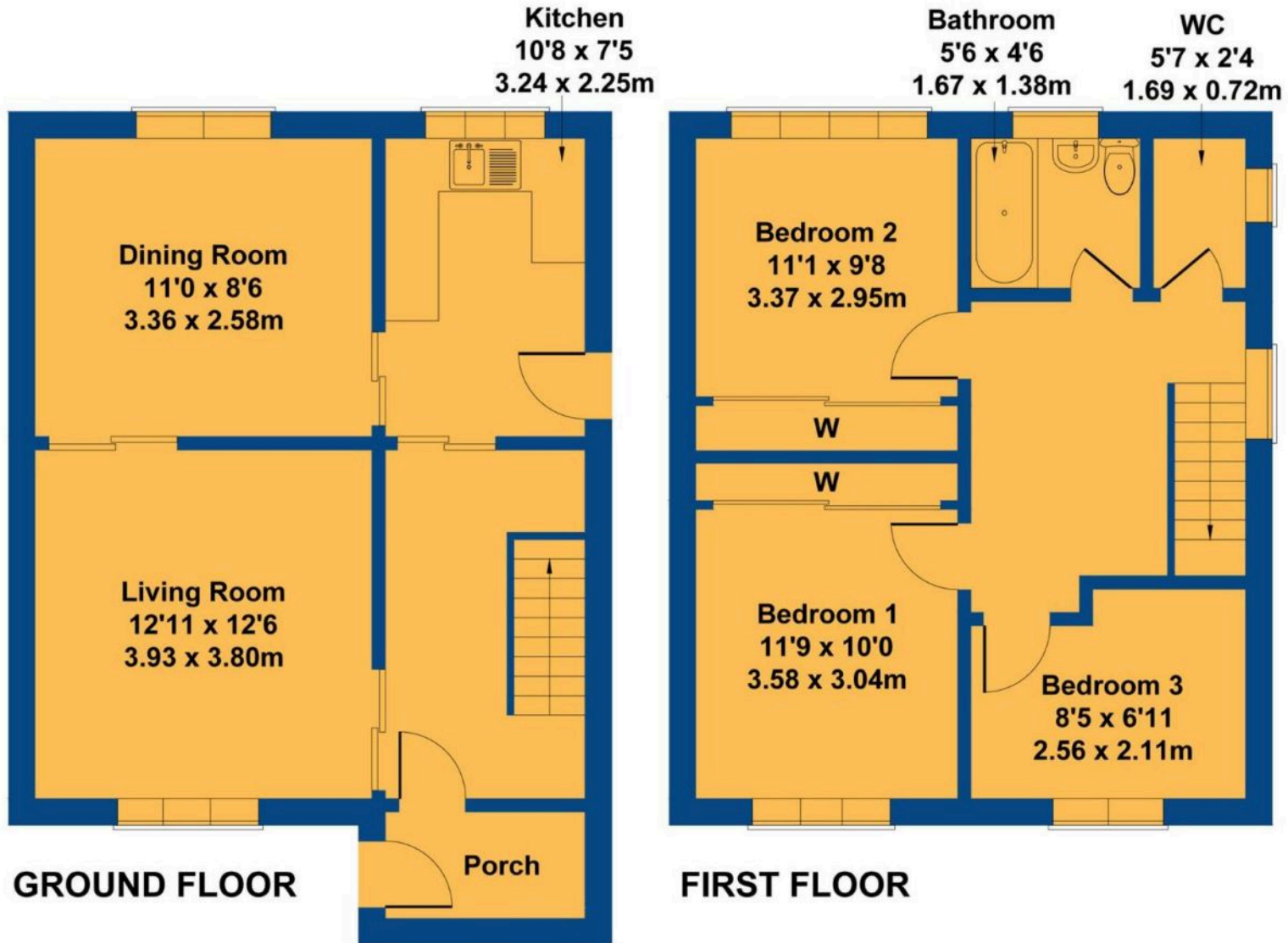
Single Garage

4.65m x 2.79m Block built and with a mono pitch asbestos roof, single glazed rear windows and accessed via an up and over door.



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Approximate Gross Internal Area
1023 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2025
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