





## 15 The Wheate Close

Rhose, CF62 3HH

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STYLISH EXTENDED 4 BEDROOM FAMILY HOME
- IMMACULATE FRONT LIVING ROOM
- 'WOW' SOCIAL KITCHEN/DINING ROOM
- STUDY, UTILITY ROOM AND STORAGE GARAGE
- GORGEOUS FAMILY BATHROOM/WC/SHOWER
- 4 BEDROOMS - 3 DOUBLES AND 1 SINGLE
- LANDSCAPED ENCLOSED REAR GARDEN
- FRONT GARDEN WITH SPACE FOR 3 VEHICLES
- CUL DE SAC LOCATION IN CENTRAL RHOOSE
- COWBRIDGE SCHOOL CATCHMENT; EPC C72





### Entrance Hall

Accessed via a composite door with patterned obscure glazed panels, the hall has an impressive porcelain tiled flooring which extends through much of the ground floor. A carpeted stairs leads to the upstairs accommodation and an oak door with central glazed panel leads to the lounge. Radiator, high level fuse-box and smooth ceiling with two spotlights.

### Lounge

14' 8" x 11' 4" (4.47m x 3.45m)

A stylish modern lounge with porcelain tiled flooring, shuttered front window, contemporary radiator and an oak door with central glazed panel leading to the social kitchen.

### Social Kitchen/Dining Room

20' 10" x 12' 8" (6.35m x 3.86m)

The kitchen area is beautifully appointed with a wide range of high gloss handle-less white units which come with gorgeous quartz worktops with a 1.5 bowl sink unit inset with swan style mixer tap over. There is a complementing breakfast bar with adjacent 4-ring induction hob and other appliances include a dual waist level oven/grill, dishwasher plus 60/40 fridge/freezer. Smooth ceiling with 6 recessed spotlights. Porcelain tiled flooring extending into the living/dining space which in turn has French style doors leading to the landscaped rear garden. Contemporary radiator, two skylight windows and seven recessed spotlights into the smooth ceiling. Side window (to the utility). Matching oak doors lead to an under stair storage cupboard and also to the cwtch/study area (and then garage and utility).

### Cwtch/Study Area

7' 11" x 6' 11" (2.41m x 2.11m)

A really handy versatile area that can be used as office space, storage and so on. Porcelain tiled





flooring, ceramic tiled walls, radiator and concealed Weissman combi boiler firing the gas central heating. Smooth ceiling with 4 recessed spotlights and doors lead to the utility room and storage garage.

#### **Utility Room**

10' 7" x 7' 5" (3.23m x 2.26m)

With a stone tiled flooring and ceramic tiled splashbacks, a handy area to air the washing! There is space for appliances under quartz worktop storage areas and further units match the kitchen. Smooth ceiling with six recessed spotlights and French style doors lead to the rear garden.

#### **Garage**

9' 1" x 8' 9" (2.77m x 2.67m)

A storage garage accessed from the front via up and over door and with a return door to the cwtch/study area. Power and lighting is provided. nb - there is not sufficient space to house a car as part of the garage is the cwtch/study.

#### **Landing**

Carpeted matching the stairs and with oak doors leading to the 4 bedrooms, fabulous family bathroom and airing cupboard. Smooth ceiling with 6 recessed spotlights and loft hatch.

#### **Bathroom/WC/Shower**

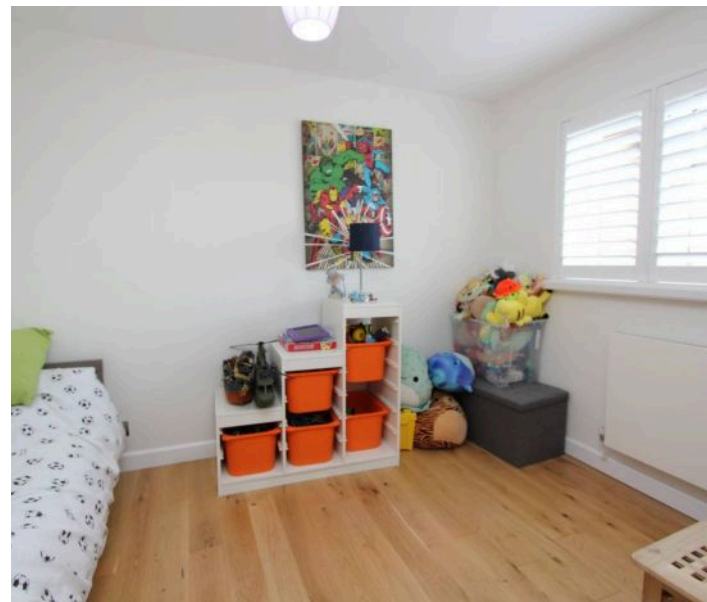
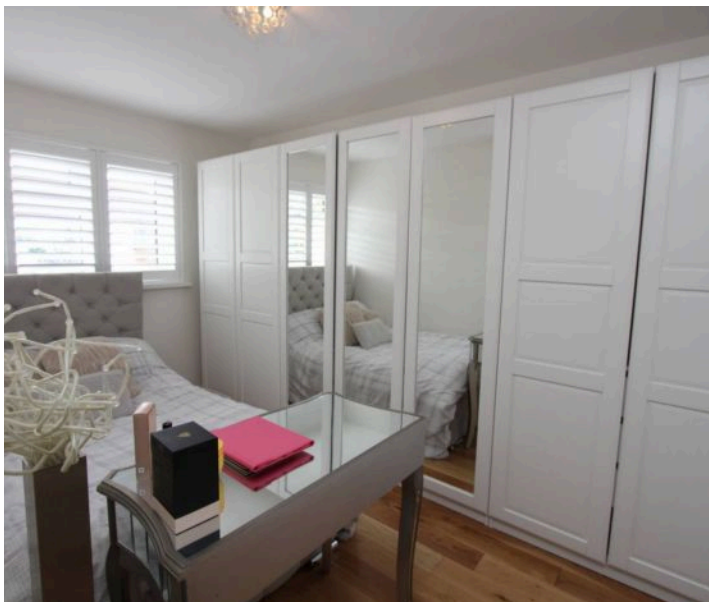
15' 10" x 5' 5" (4.83m x 1.65m)

A fabulous 4 piece suite bathroom, tiled throughout, in white and comprising WC with concealed cistern and marble top over, oversized basin with vanity drawers under, bath with central tap and walk in shower cubicle with thermostatic shower with rainfall unit and adjustable rinse unit. Mirror with lighting. Two shuttered rear windows, smooth ceiling with 8 recessed spotlights, two extractors and radiator.

#### **Bedroom One**

12' 0" x 8' 6" (3.66m x 2.59m)

With an engineered oak flooring, this double bedroom has shuttered front windows, a recessed double wardrobe excluded from dimensions and a contemporary radiator.



**Bedroom Two**

11' 4" x 8' 0" (3.45m x 2.44m)

With engineered oak flooring, this double bedroom has a shuttered rear window, contemporary radiator and smooth ceiling.

**Bedroom Three**

10' 11" x 8' 4" (3.33m x 2.54m)

An impressive double bedroom with high vaulted ceiling (15 foot 6 high) and shuttered front tilt/turn window. Electric radiator/heater. Engineered oak flooring.

**Bedroom Four**

7' 9" x 6' 4" (2.36m x 1.93m)

With a laminated flooring, this single bedroom has a shuttered rear window, radiator and smooth ceiling.





#### **REAR GARDEN**

32' 12" x 23' 12" (10.06m x 7.32m)

A fully enclosed landscaped garden which is laid to stone slabs in the main. There is a slightly raised level sun deck and bordering fenced and brick wall.

#### **FRONT GARDEN**

Laid to block pavior in the main and providing parking facilities and space for recycling etc.

#### **DRIVEWAY**

3 Parking Spaces

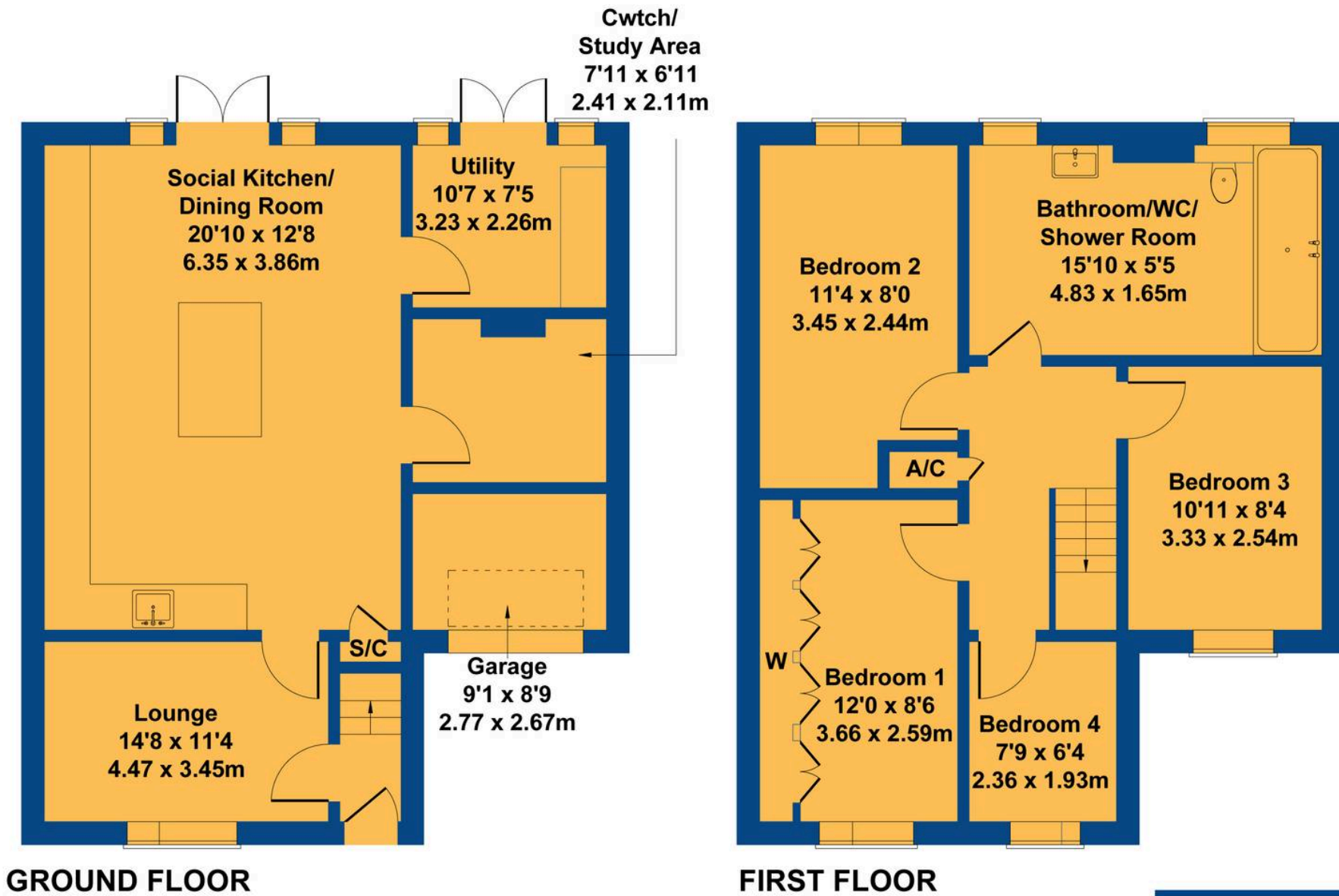
Offering space for three vehicles.





# 15 Thw Wheate Close

Approximate Gross Internal Area  
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2025  
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