



9 Mayflower Way, Rhoose

£325,000 Freehold

AN IMMACULATE DETACHED 1990S PROPERTY • 3 DOUBLE BEDROOMS; ONE EN-SUITE • LOUNGE AND (LARGE) CONSERVATORY EXTENSION • LOVELY KITCHEN/BREAKFAST ROOM • FAMILY BATHROOM WITH TWO HEAD SHOWER • DRIVEWAY, FRONT GARDEN AND SIDE ACCESS • PRIVATE, METICULOUSLY KEPT REAR GARDEN • A FEW MOMENT'S WALK TO THE RAILWAY STATION • COWBRIDGE COMPREHENSIVE CATCHMENT • EPC RATING TO BE D68





A DELIGHTFUL DETACHED FAMILY HOME IN THE CENTRE OF RHOOSE VILLAGE:

This property has been really well cared for and improved by the single owners who have resided here for 29 years. The ground floor has a welcoming entrance hall with cloakroom/WC off, spacious living room with access to the refitted kitchen/breakfast room and also to the large conservatory extension which has a clear glass roof.

The first floor has three double bedrooms and a family bathroom which has been refitted. Additionally, there is an en-suite off the main bedroom for convenience and no arguments in the morning!

Outside, there is a well kept front garden adjoining the drive, integral garage and a meticulously kept rear garden which enjoys excellent privacy and a southerly aspect.

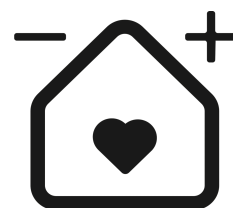
For families, the local primary schools have an excellent reputation and Rhoose does feed in to Cowbridge Comprehensive Catchment. The rail station of Rhoose is a five minute walk away as are the general amenities of the Village. A little further away, but within waling distance, are lovely coastal walks along the most southerly point of Wales and also the Fontygary complex which includes the well renowned Raj Kinara Indian restaurant.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPI  Impact Rating: C



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Hallway

Accessed via a composite door, the hall has a luxury vinyl flooring, glazed uprights and a door leading to the living room. Additional panelled door to the WC. Radiator, fuse box and dog leg carpeted staircase to the first floor.

Lounge

19' 4" x 9' 9" (5.89m x 2.98m)

A spacious carpeted room with sliding double glazed patio door doors to the conservatory. Panelled door to the kitchen/breakfast room. Additional side window. Focal point of a marble fireplace with electric fire to stay. Two radiators.

Kitchen

15' 10" x 8' 0" (4.82m x 2.45m)

With an excellent range of shaker style cream units with natural wood style worktops. One and a half bowl modern sink unit. Integrated appliances include a four ring gas hob with hood over and electric double oven and grill under. Spaces for appliances as required. (Dishwasher and fridge available by separate negotiation). Two person breakfast bar area with radiator under. Laminated flooring and ceramic tiled splashback. Door to the garage and a uPVC door leads to the conservatory.





Conservatory

14' 9" x 9' 5" (4.50m x 2.88m)

With a ceramic tiled flooring and a range of uPVC windows and front doors leading out onto the meticulously maintained garden. Clear glass roof.

Cloakroom WC

5' 1" x 3' 1" (1.54m x 0.94m)

With a laminated flooring and white suite comprising WC and wash basin with tiles splashback. Obscure glazed front window with tiled sill. Radiator and coat storage.

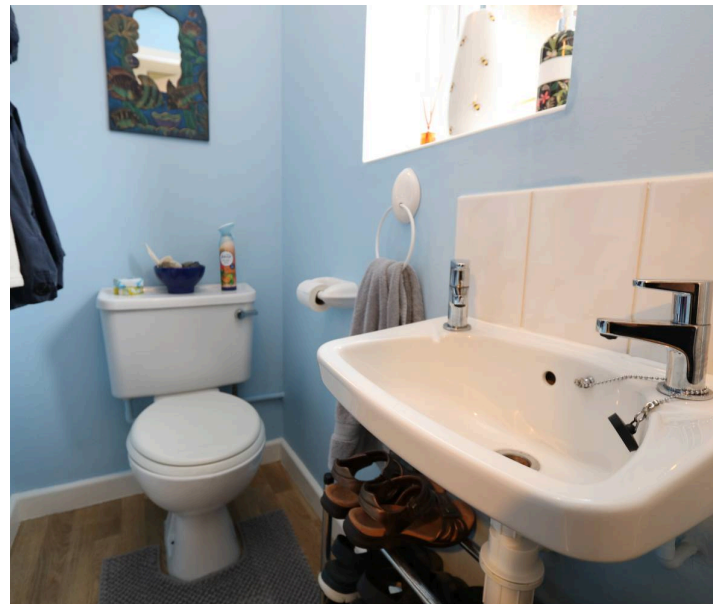
Landing

A carpeted landing with panelled doors off to the three double bedrooms, bathroom and airing cupboard which houses the boiler which fires the gas central heating. Loft hatch.

Bedroom One

11' 3" x 8' 5" (3.43m x 2.56m)

A carpeted double bedroom with mirror fronted wardrobes along the width of one wall and excluded from dimensions provided. Radiator, rear window with sea glimpse and panelled door to ensuite.





En-Suite

8' 4" x 4' 9" (2.54m x 1.44m)

With a cushioned vinyl flooring and a white suite comprising close coupled WC, wash hand basin with vanity cupboards under and a non-grout shower cubicle with fixed rainfall style unit and adjustable rinse unit also. Chrome heated towel rail, obscure glazed side window, shaver point and mirror fronted cosmetics cabinet. Fully ceramic tiled walls and splashback areas.

Bedroom Two

11' 3" x 8' 0" (3.42m x 2.44m)

A second double bedroom with rear window offering a sea glimpse. Radiator.

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)

A carpeted double bedroom with front window, radiator and recessed wardrobe excluded from dimensions provided.

Bathroom

7' 1" x 6' 1" (2.17m x 1.85m)

In immaculate condition and with a white suite comprising WC with concealed system, wash basin with vanity cupboard under and P shaped bath with two curved shower screens and mixer shower off the tap. Cushioned vinyl flooring and ceramic tile splashback and a deep sill with an obscure glazed front window. Shaver point and chrome heated towel rail.





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