



19 Thaw Close, Rhoose

£312,500 Freehold

RECENTLY EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME • LARGE NEWLY FITTED KITCHEN/ DINER • NO ONWARD CHAIN • FULLY ENCLOSED REAR GARDEN • EPC RATING C73 • SITUATED WITHIN A QUIET CUL-DE-SAC • COWBRIDGE COMPREHENSIVE CATCHMENT





****RECENTLY EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME. LARGE NEWLY FITTED KITCHEN/DINER. NO ONWARD CHAIN. FULLY ENCLOSED REAR GARDEN. QUIET CUL-DE-SAC LOCATION. COWBRIDGE COMPREHENSIVE CATCHMENT.****

Step inside this beautifully presented three bedroom semi-detached house, perfectly situated in a peaceful cul-de-sac within the sought-after Cowbridge Comprehensive catchment area. The property has been thoughtfully extended, creating a spacious and inviting family home. The heart of the house is a stunning, newly fitted kitchen and dining area, ideal for family meals or entertaining friends. The bright and airy lounge offers a welcoming space to relax, while three generously sized bedrooms upstairs provide plenty of room for a growing family. With no onward chain, moving in will be a breeze, and you can start enjoying your new home straight away.

Outside, the fully enclosed rear garden offers a safe and private haven for children and pets, featuring a large slabbed patio area perfect for summer barbeques, a level lawn, and mature shrub borders. There is hardstanding in place for a potential outbuilding, giving you flexibility for future plans. The block wall and modern slatted panelling ensure privacy, while a gate provides easy access to the front garden. The front of the property boasts a level lawn, a concrete driveway for off-road parking, and a welcoming slabbed pathway leading to the front door.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPI  Impact Rating:





Entrance Hallway

Accessed via a uPVC door there is wood effect LVT flooring and a carpeted staircase leading to the first floor. Radiator and double part obscure glazed doors leading to the living room. Strategically placed wall mounted coat hooks.

Living Room

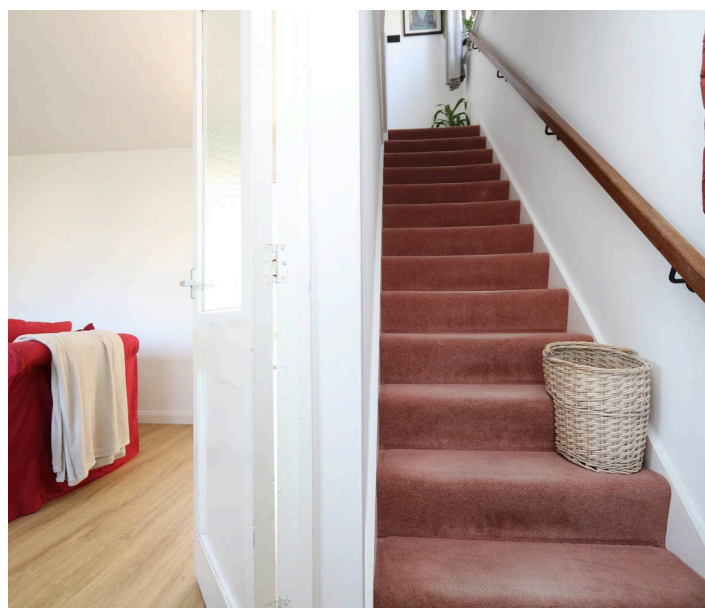
13' 7" x 12' 4" (4.14m x 3.77m)

With a continuation of the LVT flooring there is a large front facing uPVC double glazed window and a further obscure glazed window. Concealed electrical meter box. Wall mounted remote control electric fire. Handy under stair cupboard. Glazed panel door leads to kitchen/ diner.

Kitchen/ Diner

21' 8" x 10' 4" (6.61m x 3.14m)

With the LVT flooring continued through, this recently renovated modern shaker style light grey kitchen in light grey has matching eye and base level units with contrasting worktop. There is a stainless steel sink inset and mixer tap over. Electric oven under and ceramic hob inset with extractor hood over. Ceramic subway tile splashback, space for fridge freezer. An additional uPVC rear window allows natural light to flood in. The dining area has ample space for a table and chairs. Radiator and triple





bifold doors allow access to rear garden further matching panel doors lead to utility room and WC/ shower room

Utility room

5' 1" x 6' 6" (1.54m x 1.99m)

Continuation of the LVT flooring, this utility room has ample room for both a washing machine and tumble dryer plus the option to install storage cupboards if desired. Two recessed spotlights, wall mounted Baxi boiler and matching panel door leads to the downstairs WC/shower room.

WC/ Shower room

7' 1" x 5' 1" (2.15m x 1.54m)

Ceramic tiled floor with matching skirting. Close coupled WC and wash basin with mixer tap over. Wall mounted chrome heated towel rail. Single glass shower cubicle with fully tiled splash, thermostatic shower with an additional rinse unit attachment. Extractor. Two recessed spotlights. Obscure front glazed window with matching tiled windowsill.

Landing

Carpeted with matching panel doors which lead to the three bedrooms and bathroom. Side double glazed window. Loft hatch.





Bedroom One

13' 1" x 8' 7" (4.00m x 2.62m)

A tranquil master bedroom with double built in wardrobe with sliding doors (one mirrored one wooden). Front uPVC double glazed window, radiator. Carpeted flooring

Bedroom Two

9' 3" x 9' 0" (2.82m x 2.75m)

A beautifully presented carpeted double bedroom with rear uPVC window, built in single wardrobe and radiator.

Bedroom Three

10' 6" x 6' 9" (3.20m x 2.05m)

A good sized single bedroom with carpeted flooring, front uPVC window. Radiator and large single built in over stairs cupboard.

Bathroom

6' 4" x 6' 2" (1.92m x 1.89m)

This beautifully presented bathroom comprises of WC, wash basin with integrated vanity. Bath with thermostatic shower over and another rinse unit attached. Fully tiled subway style wall with further modern concrete style non-grout panels. Rear obscure glazed window. Modern wall mounted radiator. Vinyl flooring.





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