



£370,000

Railway Road, Rhoose

Detached House | 4 Bedrooms | 2 Bathrooms

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Estate Agents

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# Step Inside

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## Key Features

- Energy efficient home
- Garage
- Off street parking
- No chain
- Modern newly built family home

## Main Particulars

Botham Williams are very happy to bring to market this immaculately presented and spacious family home located in the very desirable Rhoose.

This extremely modern, light filled detached house boasts 4 fantastic sized bedrooms, a master with ensuite, a gorgeous open plan kitchen/diner space which leads out to the impeccably kept private garden and also comes with off road parking as well as a garage. This is a move-in ready home which will accommodate all styles and tastes.

The property's EPC rating of B means that this property is very energy efficient which we know will be on the top of everyone's wish list right now!

Station Road benefits from a quiet location yet is only a 10 minute walk away from the train station. Moments away are the picturesque coastal walks along the southern most point in Wales.

### Ground Floor

#### Entrance way

Upon entering the property you're met with an inviting entrance way which leads in to the other areas of the ground floor. There is also a downstairs toilet and storage cupboard.

#### Kitchen/Diner 19'6 x 11'2

A wonderfully bright and modern open plan kitchen/diner is ideal for optimising family meal times and is the perfect entertaining space. This leads out in to a very sought after utility area with plenty of storage. There are double doors that open out in to the garden area which creates a lovely backdrop to an already welcoming space.

#### Sitting Room 19'6 x 11'2

To complete the ground floor is a spacious living room which is decorated with warm neutral tones and is a great space for family living.

### First Floor

#### Master Bedroom 11'4 x 11'0

The master bedroom is situated to the back of the house leading to an en suite which is in excellent condition. It is very well decorated and can accommodate a king

sized bed and furniture with the added benefit of a fitted wardrobe.

#### Bedroom 2 11'10 x 9'7

Keeping with the same decoration throughout is the second bedroom. It is also found at the back of the house and has fitted wardrobes for extra storage and can easily accommodate a double bed. It has uPVC windows

#### Bedroom 3 9'7 x 8'4

The third double bedroom is at the front of the house and also has fitted wardrobes. A fantastic sized room for a third bedroom with 2 uPVC windows that allows the light to flow through the whole room.

#### Bedroom 4 10'0 x 8'2

Also at the front of the house is the fourth bedroom which has 2 uPVC windows. This is a room that can be used as a single bedroom or a working from home office.

#### Family Bathroom

The family bathroom is situated at the top of the stairs and is in fantastic condition. It is decorated to an excellent standard in keeping with the rest of the house.





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