



£390,000

Railway Road, Rhoose

Detached House | 4 Bedrooms | 2 Bathrooms

01446 488288

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# Step Inside

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## Key Features

- Detached family home
- 4 Double Bedrooms
- EPC Rating B
- Newly Landscaped Garden
- Beautiful Modern Kitchen/Diner
- Cowbridge School Catchment

## Property Description

"We absolutely love our house and wish we could pick it up and take it with us when we move!! The garden is so spacious and sunny all year round! It's been a perfect family home for our family the last couple of years, and we will be really sad to leave it! "

## Main Particulars

Botham Williams are delighted to bring to market this immaculately presented, show-home standard, spacious family home located in the very desirable Rhoose. The house itself is the largest style, The Shelford, on the sought after Taylor Wimpey development. The house is situated on a quiet street with no through traffic.

This extremely modern, light filled detached house boasts 4 double sized bedrooms. It is accessed via a UPVC front door which leads into the hallway. Off the hallway is a beautiful bright playroom, a utility room with WC and ample storage, a large bright living room with a beautiful bay window and at the back of the house is a full width, modern kitchen dining room with French doors to the large rear garden. There is also a detached garage, with an apex roof providing extra storage in the rafters, plus parking for multiple vehicles.

The first floor has four bedrooms, the master has a bright, modern en-suite, plus there is a family bathroom/WC.

There is gas central heating and double glazing throughout and an EPC RATING OF B!

### GROUND FLOOR

#### Entrance Hall

Accessed via a composite front door with opaque glazing. The hall is light, airy and modern. It has LVT flooring and carpeted stairs. It leads to the first floor. Upgraded glazed door leading to the living room and kitchen plus panelled column doors leading on to the playroom/study and to the utility/WC.

#### Living Room

5.36m into bay x 3.83m

A large and impressive carpeted reception to the front of the house with a stunning front bay window and a radiator.

#### Playroom/Study



2.59m x 2.11m

Situated at the front of the house, with a large front window and radiator. Carpeted floor.

Utility/WC

2.06m x 1.65m

Continuation of the LVT floor from the hallway. A WC, ample storage cupboards, worktop space, a sink and space for a washing machine. Extractor and radiator. Tilled splashback.

Kitchen/Dining Room

8.02m x 3.22m

A show-stopping social kitchen with ample units, black handles, complemented by stone effect worktops and splashbacks. 1.5 bowl sink unit inset. Integrated appliances include a 4-induction hob with extractor over, adjacent double oven and grill, dishwasher and integrated fridge/freezer. Lights in the plinths. Concealed boiler. Window and French doors to the larger than average garden. Two radiators and a continuation of the LVT flooring leads to the dining space. The dining space has room for dining table and chairs.

FIRST FLOOR

Landing

It is carpeted and with matching panelled doors to the 4 double bedrooms, bathroom and airing cupboard. Loft hatch. Radiator.

Bedroom One

4.19m into bay x 3.83m

A carpeted master bedroom with front bay window, radiator, two fitted wardrobes and door to the en-suite.

En-Suite

1.93m x 1.60m

Half tiled walls, beautiful flooring, comprising of a WC, basin and double shower cubicle with thermostatic shower. Opaque front window, extractor and chrome radiator.

#### Bedroom Two

4.19m x 3.07m

A carpeted double bedroom with large front window looking out to the front of the property, radiator and fitted double wardrobe.

#### Bedroom Three

3.15m x 2.69m

A carpeted double bedroom with fitted wardrobe excluded from dimensions, radiator and window overlooking the rear of the property.

#### Bedroom Four

3.40m x 3.15m

A carpeted double bedroom with radiator and rear window.

#### Family Bathroom/WC

2.06m x 1.68m

A stunning, modern family bathroom. It's made up of a white suite including WC, basin and bath with glazed screen and shower over. A combination of complimenting ceramic tiles. Opaque rear window looking out to the rear of the property and a radiator.

#### OUTSIDE

##### Front Garden

A small generally planted frontage with central front access point. Steps with to front door.

##### Driveway

Parking for 2/3vehicles. Leading to the garage.

##### Detached Single Garage

Apex style roof with extra storage in the rafters. It is accessed via up and over door.

## Rear Garden

A fantastic garden that was fully landscaped last year. A patio area as soon as you exit the patio-doors leading onto a fully Astro-turfed lawn for minimal maintenance.





Telephone: 01446 488288



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