



£415,000

113 Railway Road, Rhoose

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached 4 double bedroom property
- EPC rating B
- Larger than average and well maintained rear garden
- Beautiful modern kitchen/diner
- Garage and driveway
- Show home standard

Property Description

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 cul-de-sac with no through traffic.

Main Particulars

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 study, 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, gorgeous kitchen dining room with French doors to the larger than average rear garden. The garden backs onto a field so is very private and not overlooked. There is also a detached garage, with an apex roof providing extra storage in the rafters. Plus parking for 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 B.

GROUND FLOOR

Entrance Hall

Accessed via steps and an upgraded glass balustrade to a composite front door with opaque glazing. The hall is light, airy and modern. It has Amtico LVP floor and carpeted stairs. The stair case has been upgraded to have an oak handrail and glass balustrades making the hallway look even brighter. The space has been enhanced with wall panelling leading to the first floor. Upgraded glazed doors lead to the living room, study and kitchen plus a panelled column door leads 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.

Study - 2.59m x 2.11m

Situated at the front of the house, with a large front window and radiator. Matching Amtico LVP running from the hallway.

Utility/WC - 2.06m x 1.65m

Matching Amtico LVP flooring, a WC, ample storage cupboards, worktop space, a sink and space for a washing machine. Extractor and radiator. Half tiled walls.

Kitchen/Dining Room - 8.02m x 3.22m

A show-stopping social kitchen with white high gloss units, chrome handles, complemented by wood effect worktops ceramic tiled splash-backs. 1.5 bowl sink unit inset. Integrated appliances include a 4 ring gas hob with extractor over, adjacent double oven and grill, dishwasher and integrated fridge/freezer. Concealed boiler. Window and French doors to the larger than average garden. Two radiators and a continuation of the laminate flooring leads to the dining space. The dining space has room for dining table and chairs.

FIRST FLOOR

Landing

The upgraded glass-panelled balustrade continues to the landing making it bright and modern. 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

Full tiled walls and Amtico LVP flooring, comprising of a WC, basin and double shower cubicle with thermostatic shower. Opaque front window, extractor, chrome radiator and mirrored vanity wall cupboard.

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 modern family bathroom. Its made up of a white suite including WC, basin and bath with glazed screen and shower over. Full ceramic tiles to ceiling and continuation of Amtico LVP floor. 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 upgraded, modern, glass balustrade.

Driveway

To the side and for two vehicles. Leading to the garage.

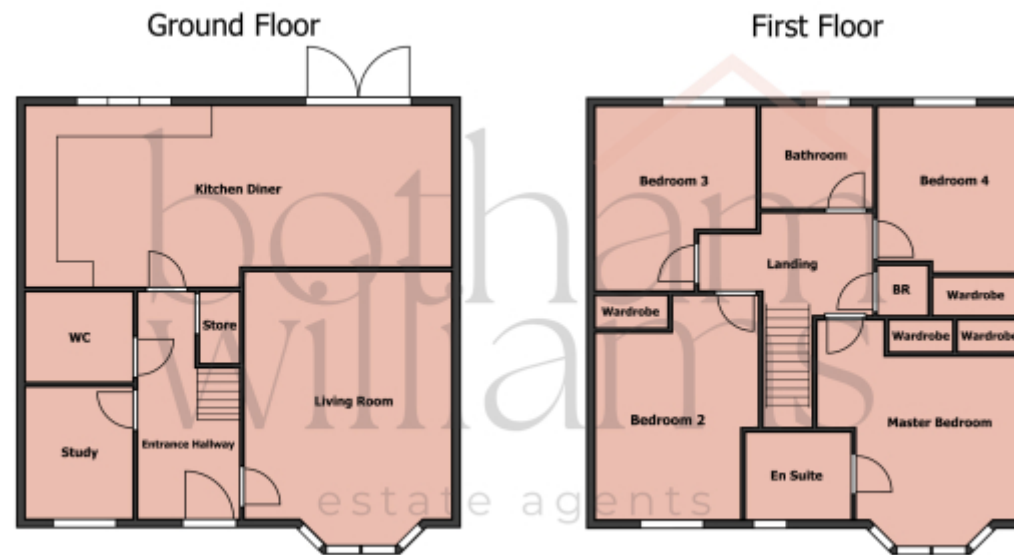
Detached Single Garage

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

Rear Garden

A larger than average garden. A patio area as soon as you exit the patio-doors leading onto a fully astro-turfed lawn for minimal maintenance, then onto a raised patio area which currently has a hot-tub on.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14058119 Registered Office: , 16 Coates Road, Penarth, Vale of Glamorgan, CF64 3QQ

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