



15 Llwyn Y Gog, Rhoose

£212,500 Freehold

TWO DOUBLE BEDROOM; MID TERRACED PROPERTY • TURN KEY READY • IDEAL STARTER HOME • EPC RATING C73 •
CLOSE TO TRANSPORT LINKS AND COASTAL PATH WALKS • DOUBLE DRIVE TO THE FRONT • FULLY ENCLOSED, LOW
MAINTENACE REAR GARDEN • SEA VIEWS





TWO DOUBLE BEDROOMS; SEA VIEW; DOUBLE DRIVE; IMMACULATE - This superb Westbury built modern home offers an ideal opportunity for the first time buyer, downsizer or buy to let investor. The accommodation comprises a large lounge/dining room with French doors to the rear garden, refitted high gloss kitchen, WC, the two double bedrooms and a refitted bathroom/WC with shower. There is a double drive directly outside and to the rear an enclosed rear garden with patio and decking. This lovely home is gas centrally heated (combi) and also is double glazed. The rail station and coastal walks are both within comfortable walking distance.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

7' 11" x 3' 7" (2.42m x 1.08m)

WC/ Cloakroom

4' 11" x 2' 11" (1.50m x 0.89m)

Lounge/ Dining Room

15' 11" x 13' 6" (4.84m x 4.11m)

Kitchen

8' 3" x 6' 10" (2.52m x 2.08m)

Landing

6' 6" x 6' 11" (1.99m x 2.12m)

Bedroom One

9' 6" x 13' 5" (2.90m x 4.10m)

Bedroom Two

8' 0" x 13' 5" (2.45m x 4.08m)

Bathroom/WC

6' 6" x 6' 11" (1.99m x 2.12m)

Double Drive

Laid to tarmac and in front of the property





FRONT GARDEN

Laid to Cotswold stone chippings and with a central stepped path to the front door.

REAR GARDEN

A tiered rear garden with initial Cotswold slabbed patio, and then three levels of decking. The garden is enclosed by well kept fencing all around.

