





5 Wesley Avenue, Rhoose

£349,950 Freehold

EXTENDED SEMI DETACHED BUNGALOW • CONVENIENT LOCATION CLOSE TO AMENITIES • VERSATILE ACCOMMODATION AS REQUIRED • TWO BEDROOMS; TWO RECEPTIONS; SUN ROOM • KITCHEN WITH SMALL UTILITY STYLE AREA OFF • BATHROOM/WC/SHOWER • EXCELLENT SIZE WESTERLY REAR GARDEN • LONG DRIVE TO A SINGLE GARAGE • NO ONWARD CHAIN AND EPC RATING TBC

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SOUGHT AFTER LOCATION; EXTENDED SEMI DETACHED BUNGALOW; NO CHAIN:

Situated in this desirable cul de sac in the centre of Rhoose is this extended bungalow which offers versatile accommodation and tremendous potential. Currently, the bungalow is laid out with accommodation accessed via an entrance porch/hall leading to a living room (or third bedroom), two double bedrooms, bathroom and kitchen. The original third bedroom now flows into the extension which was added to the bungalow in 1971 and comprises a further reception area and which in turn leads to a sun room/conservatory. The loft area has been converted to a handy hobbies/office area and accessed via pull down ladder from the hall.

Externally, there is a front garden, long drive, garage and delightful rear gardens with apple tree, greenhouse and lovely level lawn ideal for children to play etc.

The property has gas central heating and double glazed windows. Whilst the properties in this location generally favour the more senior clients, this particular property has potential and being that it falls in to the Cowbridge Catchment area, families may wish to consider their interest.

There is no onward chain!

Council Tax band: TBD

Tenure: Freehold

EP[illegible]ncy Rating: D

EP[illegible] Impact Rating: D

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Entrance Hall
Accessed from the side via an aluminium glazed door and initially via a porch. A glazed internal door access the hall with matching doors leading off to the living room, kitchen, two bedrooms and bathroom (further access via the original third bedroom leads to a rear extension which offers a large living space with sun room off). Additionally, a pull down ladder leads up to a converted dormer style loft space.

Living Room
14' 8" x 11' 11" (4.47m x 3.62m)
A spacious room with front bay window (aluminium double glazed) and radiator. Coal effect gas fire into marble fireplace.



Kitchen
10' 0" x 8' 6" (3.04m x 2.59m)
With a range of beech style units, integrated 4 ring ceramic hob with adjacent double oven/grill, integrated washing machine/tumble dryer and side window. Space for small table/chairs and fridge/freezer. Open access to the extended part of the kitchen (utility style area).



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Bedroom One
11' 3" x 9' 7" (3.44m x 2.92m)
A carpeted double bedroom with front aluminium double glazed window and radiator.

Bedroom Two
11' 5" x 10' 5" (3.47m x 3.18m)
A carpeted double bedroom with rear aluminium double glazed window, radiator and recessed storage with an additional radiator.

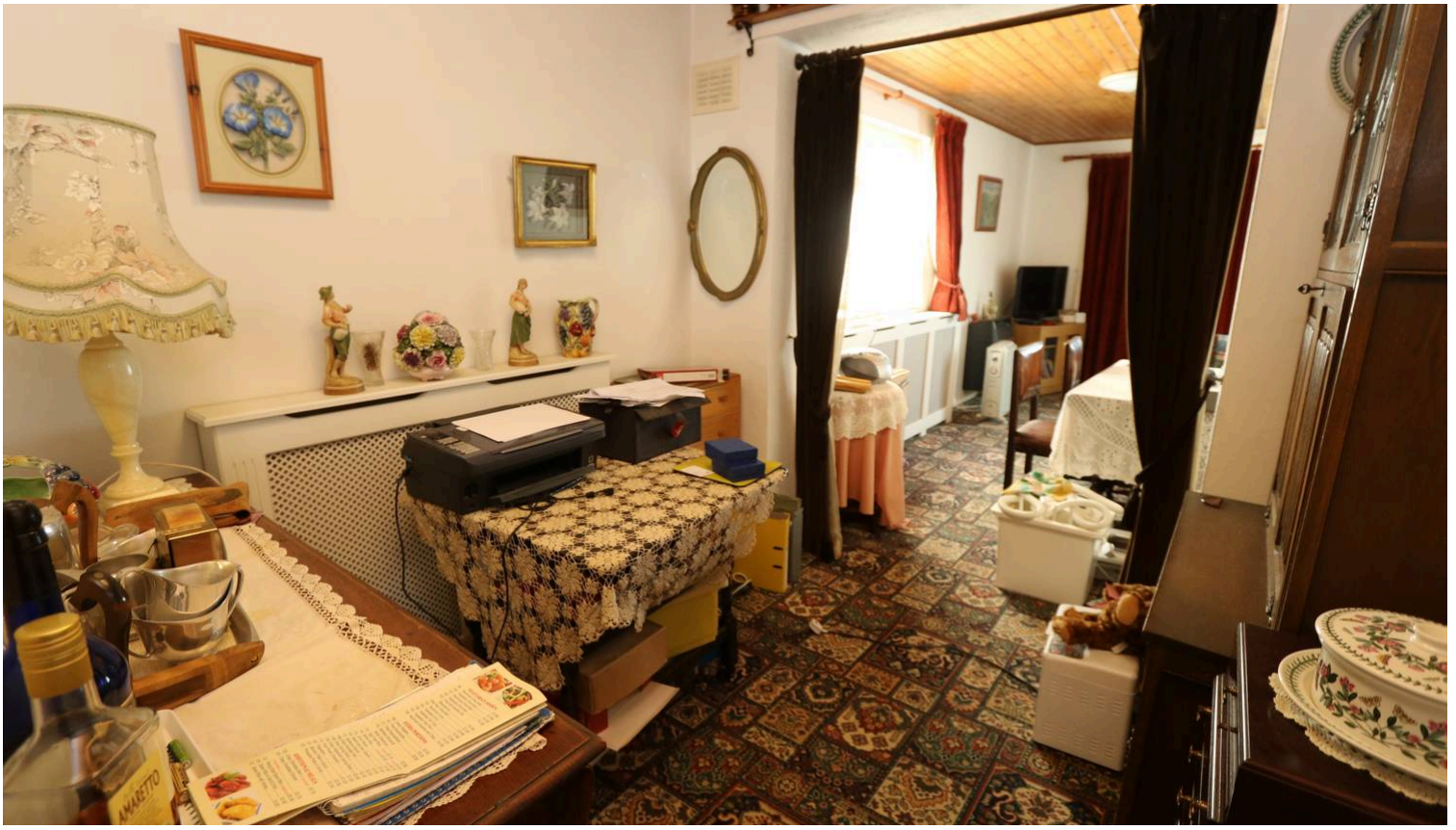


Bathroom WC
6' 11" x 5' 6" (2.11m x 1.67m)
With an avocado coloured suite comprising WC, basin and bath with electric shower over. Fully tiled walls, easy wipe flooring and obscure glazed side window (aluminium double glazed).

Bedroom Three (as was)
8' 0" x 7' 11" (2.45m x 2.42m)
Previously the original third bedroom, this room is carpeted, has a radiator and pine tongue and groove ceiling. It opens into the extension that was added to the bungalow in 1971.



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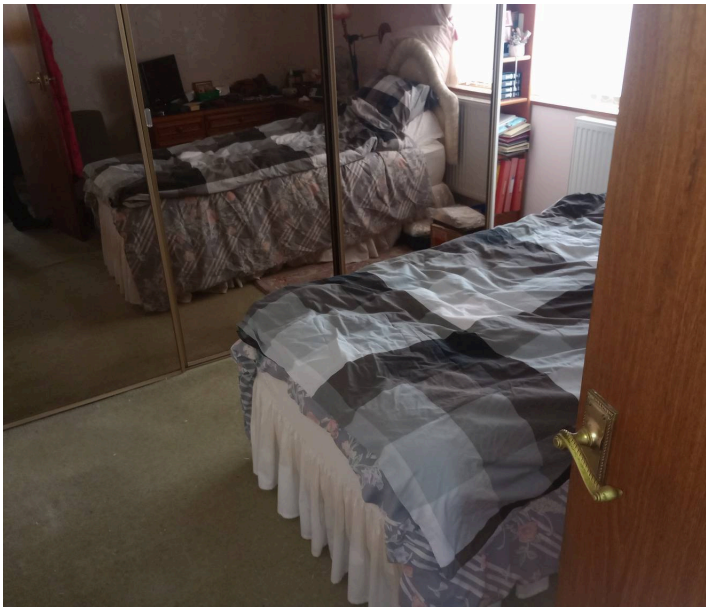


Sitting Room Extension
17’ 3” x 14’ 4” (5.25m x 4.38m)
A full width extension and an L-shape, the room is carpeted, has a radiator and electric coal style fire. There is a side window plus sliding aluminium doors leading in to the sun room/conservatory. The room also returns to the kitchen area.



Sun Room / Conservatory
7’ 1” x 14’ 4” (2.16m x 4.38m)
With a ceramic tiled flooring, uPVC windows and matching French doors leading on to the rear garden. Polycarbonate monopitch roof.

Utility Area
Further floor to ceiling storage, tiled floor and a further obscure glazed aluminium double glazed door to the side/drive area. Access also the extension/sitting room.



Loft area
12’ 6” x 10’ 6” (3.82m x 3.21m)
Accessed from the hall via a pull down ladder, the loft is converted into a carpeted area ideal for hobbies, an office and so on. There is a recessed storage space and front dormer aluminium double glazed window.

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REAR GARDEN

FRONT GARDEN

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