



COLLEGE ROAD





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, CF62 8HQ - £270,000



3 bedroom(s)



1 bathroom(s)



955.00 sq ft

Amazing opportunity to purchase this stunning semi detached house with an impressive EPC rating of B. Spectacularly and extensively renovated throughout to an incredibly high standard. To include a newly fitted stunning kitchen - 25 year guarantee, newly fitted contemporary bathroom (2024), full rewire, damp proof course, internally re-plastered throughout, replacement radiators, new windows & doors plus fascia & guttering (2023) plus exterior weather proof coating. Beautifully presented throughout. Boasting an elevated and uninterrupted view towards the sea. Benefits from solar panels (owned) providing low cost/free electricity with an annual return. Briefly comprising a spacious entrance porch, welcoming hall with bespoke touch open drawers under staircase, spacious lounge, kitchen with quartz worktop plus much more and rear utility porch. To the first floor there are 3 double bedrooms plus bathroom - shower. Complimented with gas central heating and double glazing. Outside a generous lawned frontage with wild flower garden plus westerly facing enclosed and private side area with hot tub and external power sockets, at the rear a paved area with large Keter shed including power. Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

paul.davies@jeffreygross.co.uk


Negotiator







Energy Efficiency Rating

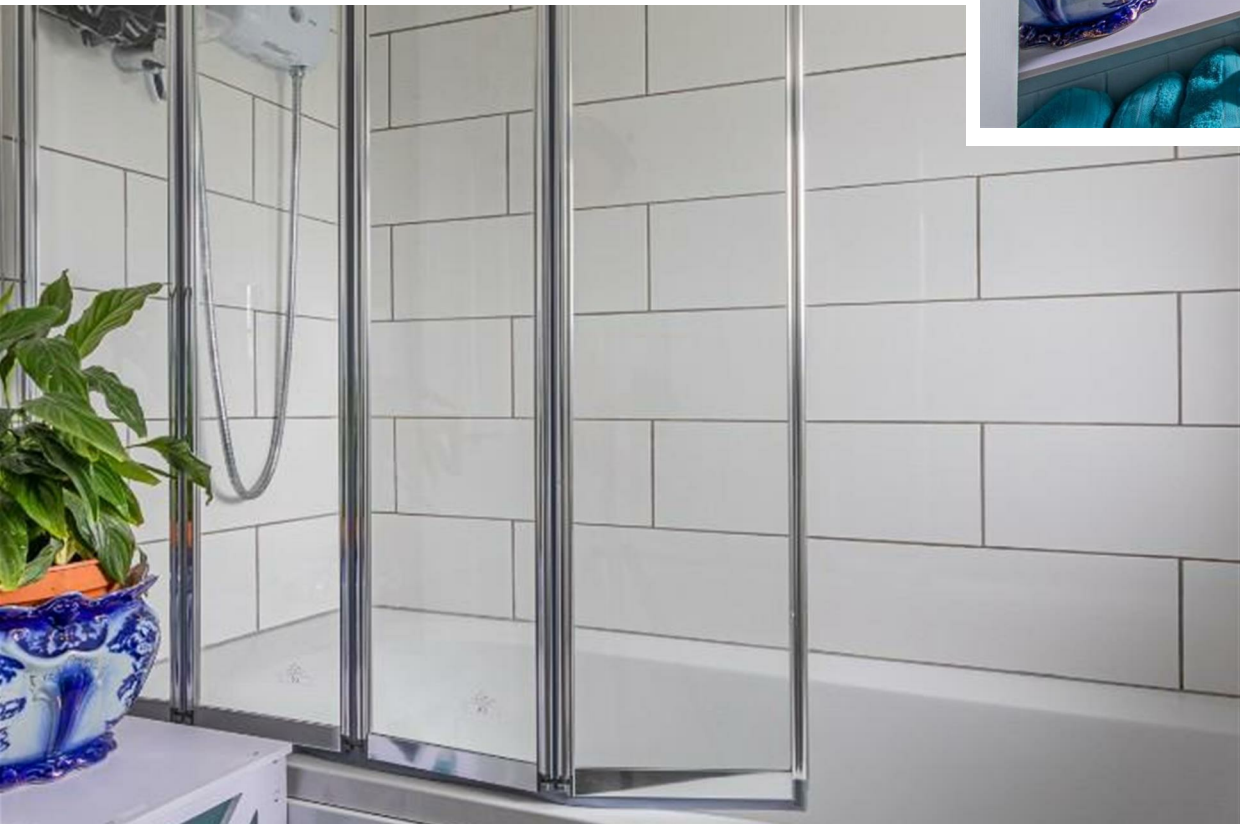
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















PORCH

Useful addition to the property with windows on 3 sides, tiled floor.

ENTRANCE HALL

4.50m x 1.91m (14'9" x 6'3")

Spacious and welcoming entrance hall, stairs rise to the first floor with underneath - bespoke touch opening slide out store drawers, window to side.

LOUNGE

5.33m x 3.33m max (17'6" x 10'11" max)

Spacious living room, window to rear with window to front offering an elevated view to the sea, TV point, laminate floor, inset gas fire with marble back & hearth and ornate surround.

KITCHEN

4.11m x 3.35m (13'6" x 11')

Stunningly refitted with an extensive range of wall and base units with solid Quartz worktop and inset under mounted twin sink with mixer tap including water filter & extendable hose and bevel tiled splash backs, features include soft close doors & drawers, 2 corner carousel chrome units, plinth heater and underlighting, plumbed for dishwasher, space for American style fridge/freezer plus built in double oven, 5 ring hob & cooker hood, tiled floor, 2 side windows plus window to rear, door onto the side patio plus door to rear porch.

UTILITY PORCH

To the side a deep utility closet - plumbing for washing machine and space for tumble drier, fitted combination boiler, porch with tiled floor and rear window plus door to rear garden.

FIRST FLOOR LANDING

Window to front with an elevated and impressive view to the sea.

BEDROOM 1

3.35m max x 3.33m max (11' max x 10'11" max)

Double bedroom, window to rear.

BEDROOM 2

4.11m x 2.64m (13'6" x 8'8")

Double bedroom, window to rear, trapdoor with attached Slingsby wooden ladder to boarded loft

BEDROOM 3

3.20m max x 2.59m (10'6" max x 8'6")

Generous 3rd bedroom, window to front with roof top view towards the sea.

BATHROOM

Newly fitted with a stylishly appointed white suite comprising a panel



bath with electric shower and folding glass screen, vanity wash hand basin and close coupled wc, tiled surround, heated chrome towel rail, window to front.

GARDEN

Generous frontage - lawned with path and steps to the front door, established shrub borders with an area in front of the lounge window - perfect seating area to admire the amazing view towards the sea. To the side a large paved area Westerly facing with feather edge fencing and space and plumbing for hot tub to the corner, raised brick planters, side gate to the rear, exterior power points. Enclosed rear paved garden - feather edge fencing with side gate for pedestrian access, 10' x 8' Keter plastic shed with power supply, outside tap.

INFORMATION

We believe the property is freehold.

Council Band of C - £1,757.08 2024-2025

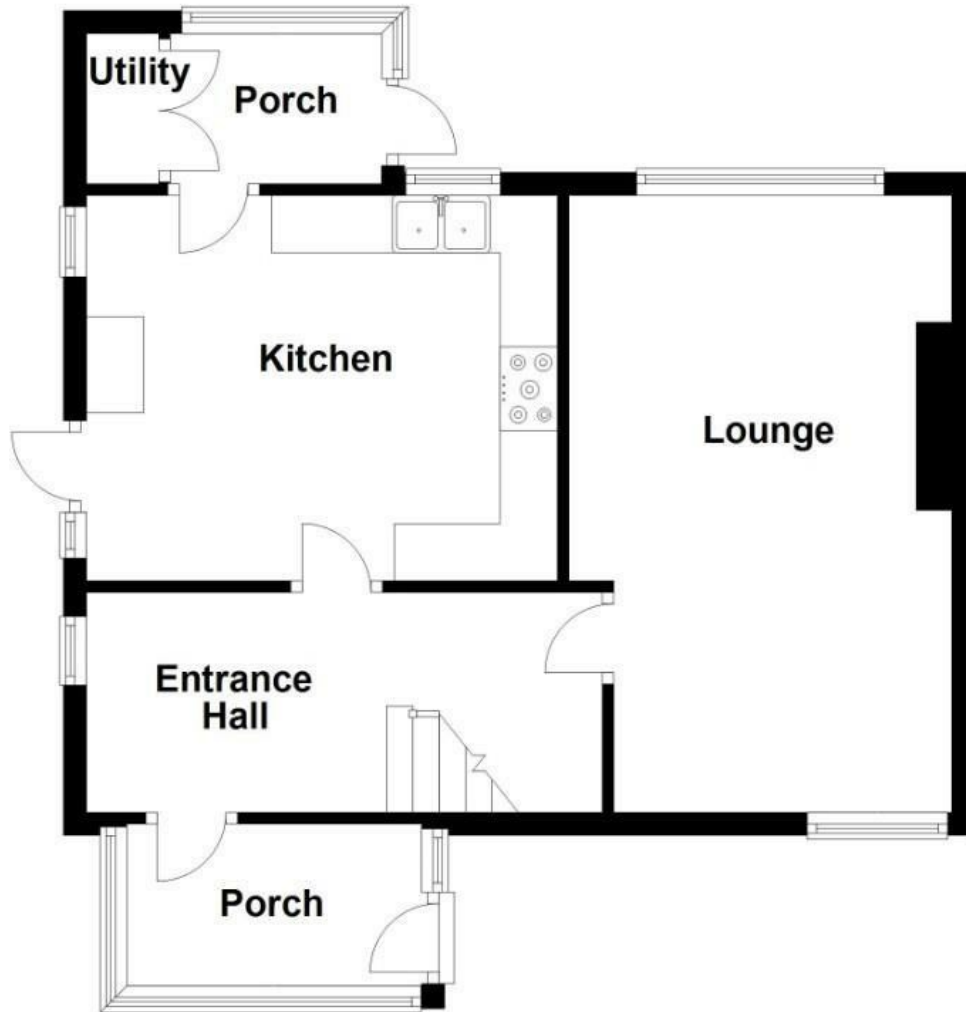
" I don't think I have ever seen a property so extensively renovated as 40 College Road. The attention to detail and the quality of the work is outstanding. To me though - the view is incredible. There are plenty of vantage points throughout the front and side garden plus from inside the house where you are just drawn to gazing at the Channel. "

Comments by Mr Paul Davies



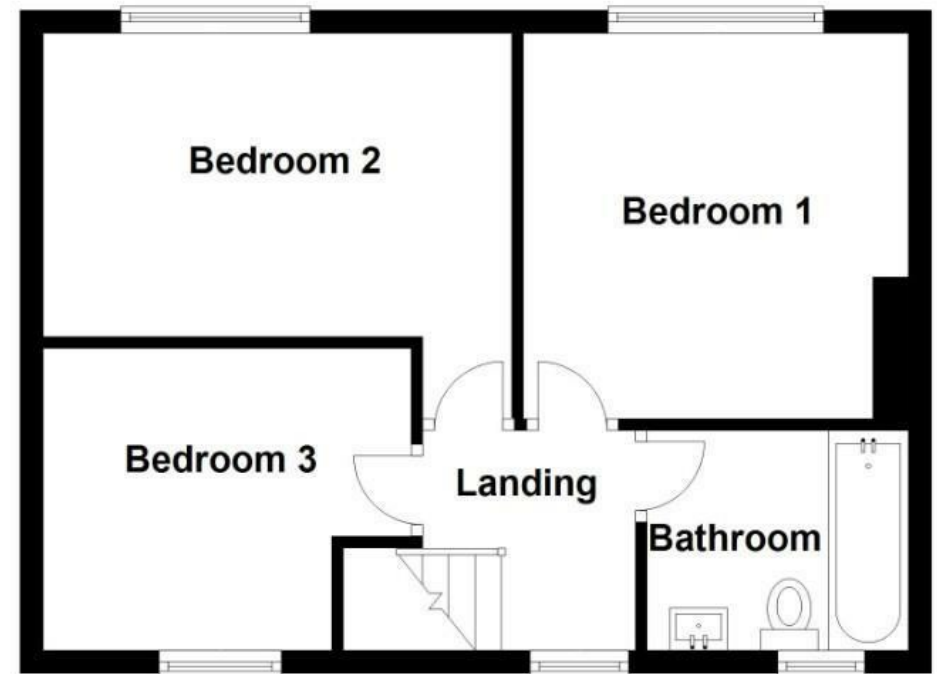
Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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