



award winning estate agent

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4 Nyth Yr Eos Rhoose Point



LARGE DETACHED FAMILY HOME

6 BEDROOMS AND 3 RECEPTION ROOMS

LARGE KITCHEN AND UTILITY ROOM

EN SUITE AND FAMILY BATHROOMS

4 CAR DRIVE (2x2) AND DOUBLE GARAGE

GARDENS AND CUL DE SAC LOCATION

£535,000

REFURBISHED JULY/AUGUST 2021 - 5/6 BEDROOMS; DOUBLE GARAGE - Situated in this modern cul de sac of 10 properties is this detached family home. Accommodation is versatile and the property offers a substantial family home. There is a welcoming hall, cloakroom/WC, living room, dining room, large kitchen plus sitting room/working from home study with utility off. There are then 6 bedrooms (or 5 and a study) with one having an en-suite. Finally there is a family bathroom/WC. Outside there is a 4 car drive (2 cars x 2 cars) in front of the double garage plus a front garden and rear garden. There is gas central heating and double glazing and the property is situated very close to Rhoose beach, the walks along the Heritage Coastal park plus amenities of Rhoose village and of course the rail link to Cardiff.

Tenure Freehold

Tax Band G

Water Meter Yes

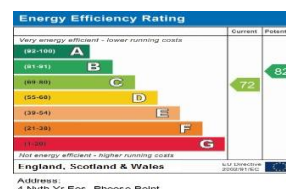
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GROUND FLOOR - Entrance Hallway

With an Oak effect vinyl floor and doors leading to the cloakroom/WC, storage cupboard, living room and kitchen. A ½ staircase lead to the upper floors.

Cloakroom/WC

With Oak style vinyl flooring, opaque front window and white WC plus basin. Radiator.

Living Room 14' 2" x 13' 9" (4.31m x 4.19m)

A re-carpeted (2021) room with front window, double doors to the dining room. Radiator. Focal point of a modern gas fire built in to a marble back and hearth with modern surround.

Dining Room 10' 8" x 9' 10" (3.25m x 2.99m)

With French doors to the rear garden. Radiator and door to the kitchen. Oak style vinyl flooring.

Kitchen 12' 5" x 10' 6" (3.78m x 3.20m)

Very well appointed with matching eye level and base units complemented by modern worktops which have a 1.5 bowl sink unit inset. Integrated appliances include a 4 ring gas hob with electric oven under and extractor over. Side by side fridge and freezer. Rear window, ceramic tiled splash-backs and flooring, and stairs lead down to a further reception room.

Sitting Room 12' 6" x 10' 7" (3.81m x 3.22m)

With an integral door to the double garage, this re-carpeted room (2021) has a rear window and door to a utility room. Radiator.

Utility Room 7' 5" x 5' 2" (2.26m x 1.57m)

Wall mounted boiler firing the gas central heating, steel coated door with opaque glazing to the rear and second sink unit. Under counter space for washing machine and tumble dryer as required. Ceramic tiled floor and splash-backs.

FIRST FLOOR - Landing

Re-carpeted (2021) and with matching doors off to three bedrooms and a bathroom on this level. Further ½ staircase to the final level.

Bedroom Two 16' 10" x 10' 0" (5.13m x 3.05m)

A very spacious re-carpeted (2021) bedroom with front windows offering a partial sea view. Radiator. (nb second lounge if needed)

Bedroom Four 12' 9" x 9' 9" (3.88m x 2.97m)

A carpeted double bedroom with rear window and radiator.

Bedroom Six 10' 9" x 6' 9" (3.27m x 2.06m)

A re-carpeted (2021) single bedroom or home office with rear window and radiator.

Bathroom/WC/Shower 9' 9" x 7' 8" (2.97m x 2.34m)

With a white suite comprising WC, basin bath and separate shower cubicle with thermostatic shower. Side opaque window and radiator. Ceramic tiled splash-backs and re-carpeted (2021) floor.

UPPER FLOOR - Landing

Re-carpeted (2021) and with doors off to the remaining three bedrooms and an airing cupboard housing the hot water cylinder. Loft hatch.

Bedroom One 13' 4" x 11' 8" (4.06m x 3.55m)

Initially with a re-carpeted section and with arch to the bedroom and door to the en-suite. A re-carpeted double bedroom with front window offering sea views. Radiator and two double wardrobes.

En-Suite 9' 0" x 7' 4" (2.74m x 2.23m)

With a shower cubicle with an electric shower, basin and WC. Opaque front window, re-carpeted (2021) flooring and radiator.

Bedroom Three 15' 6" into door recess x 10' 9" (4.72m into door recess x 3.27m)

A re-carpeted (2021) double bedroom with rear window and radiator. Double wardrobe.

Bedroom Five 10' 10" x 7' 5" (3.30m x 2.26m)

A re-carpeted (2021) single bedroom with rear window and radiator.

OUTSIDE - Front Garden

Steps lead up to the front door with the external space being laid to lawn primarily. Gated access leads to the rear garden.

4 Car Driveway

Tarmacked and offering parking for two, perhaps 4, cars and directly in front of the double garage.

Double Garage 16' 11" x 16' 2" (5.15m x 4.92m)

With two single up and over doors from the drive and with an integral door to the house. Power and lighting is provided. Further external door to side.

Rear Garden 53' 0" x 47' 0" (16.14m x 14.31m)

A large rear garden which is mostly lawned with perimeter patio area. A further recently cut area is accessed via steps and could offer a superb seating area to enjoy the sun. Fenced boundaries.



HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.