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**St Arthurs, 16C Rhoose Road**  
**Rhoose, Vale of Glamorgan, CF62 3EQ**

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# St Arthurs, 16C Rhoose Road

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Vale of Glamorgan, CF62 3EQ

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£775,000 Freehold

## 5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A detached family home of close to 6000 sq.ft and set within a large plot of about half an acre. The especially generous accommodation includes: living room, contemporary kitchen, second sitting room, study and ground floor shower room/WC. Master bedroom en suite, four further double bedrooms and bathroom. Also an integral multi-purpose studio/workshop space. Ample driveway parking; sizeable garage. Gardens to both front and rear.

EPC rating: D

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### Directions

Travel through the village East Aberthaw and into Rhoose Village. Continue along Rhoose Road until you reach the roundabout at the eastern end of the village and carry straight on into the continuation of Rhoose Road. The entrance to St Arthurs will be to your right, occupying this large corner plot between Rhoose Road and Porthkerry Road.

- Cowbridge 9.2 miles
  - Cardiff City Centre 12.9 miles
  - M4 (J33) 11.7 miles
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Your local office: Cowbridge

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* St Arthurs is an individual, detached family home in a well appointed position conveniently close to the centre of Rhoose village.
- \* It offers accommodation of approaching 6000sq.ft and is set within a plot of about half an acre.
- \* The very livable accommodation has scope to further modernise and reconfigure if required (subject to any appropriate consents).
- \* An entrance porch opens into an impressive ground floor hallway with galleried landing over.
- \* Doors lead from the hall into all the principal ground floor rooms.
- \* A family living-dining space is a dual aspect room running the depth of the property with double doors opening to the south facing frontage and additional doors opening into the conservatory positioned to look over the rear garden. It has, as a central feature, a 'Nordica' contemporary wood burning stove.
- \* The living space is linked to a contemporary kitchen by a broad, open archway.
- \* Kitchen itself is of German design and manufacture and includes both solid wooden and also granite work tops
- \* Hob and oven are both to remain; space remains for low level dishwasher, washing machine, fridge and freezer.
- \* The kitchen is to the rear of the property and looks out into - and has doors opening to - a conservatory from which there is access into the garden.
- \* A family sitting room looks to the front of the property while an additional study/home office looks over the rear garden.
- \* Ground floor shower room/WC.
- \* Accessed from the family lounge is an especially generous multi-purpose studio /workshop / games room currently used as an artist's studio (previously a swimming pool).
- \* Doors open to a sheltered front garden and also to the large rear garden space.
- \* To the first floor a galleried landing area has doors leading to all five bedrooms and to the family bathroom.
- \* Master bedroom itself has its own en suite bath room and features a dormer window to the front with balcony enjoying a southerly aspect, looking along Rhoose Road and over the village to the Bristol Channel to the distance.
- \* Of the four further bedrooms, all are doubles and two of them have fitted wardrobes/storage.
- \* These all share use of the family bathroom with cast iron claw and ball footed bath and separate shower cubicle to one corner.

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### GARDENS AND GROUNDS

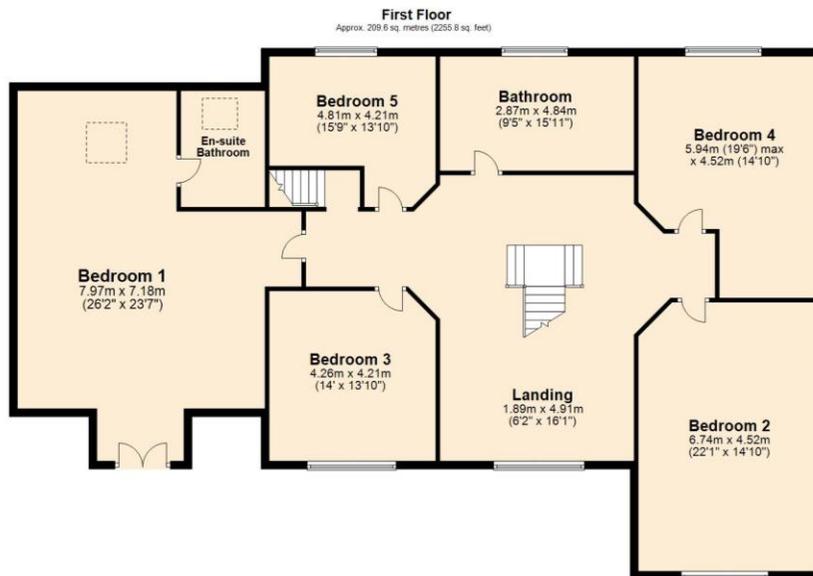
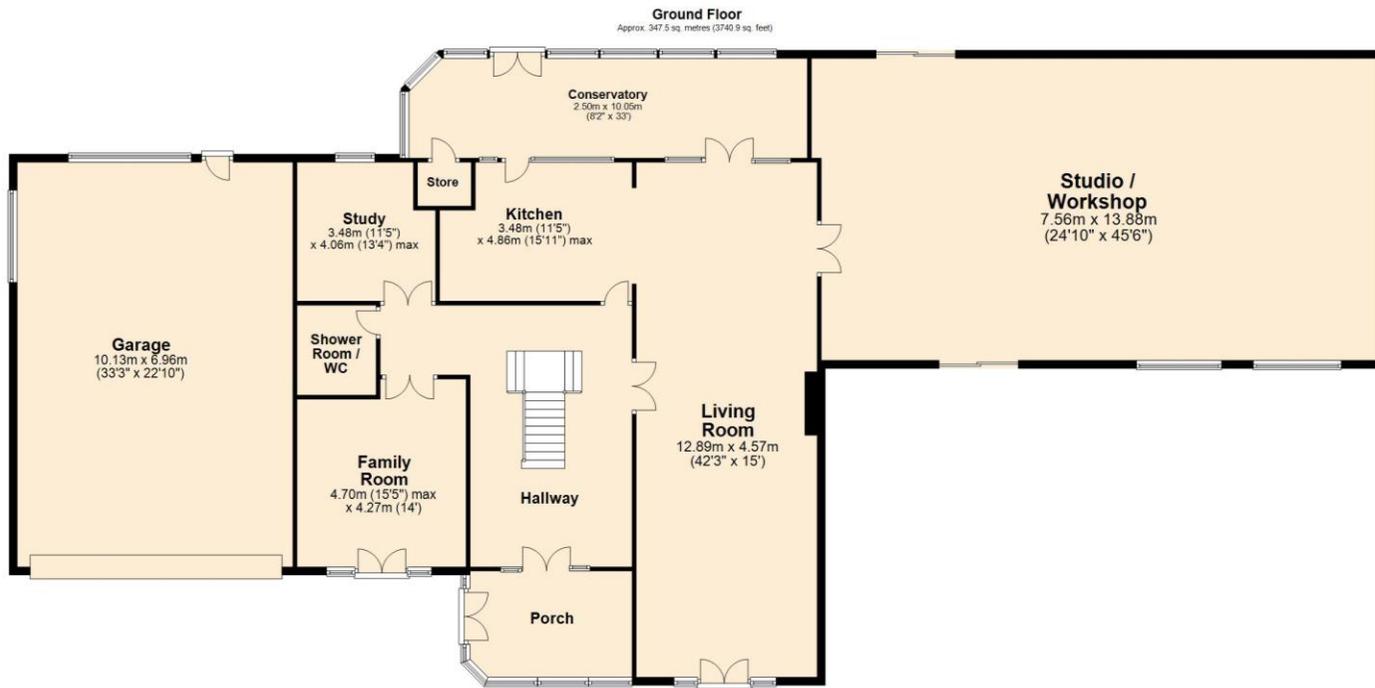
- \* A gated entrance from Rhoose Road leads onto a tarmac parking and turning a rear fronting the property.
- \* From the driveway, a sectional remote control door leads into the garage (approx max 10.1m deep x 7m wide x 3m in height)
- \* Garage includes a car maintenance pit and a pedestrian door leading into the rear garden.
- \* Beyond the front driveway parking area is a south facing lawn which borders both Rhoose Road and Porthkerry Road; it is screened from the same by fencing and by mature Beech trees in part.
- \* To the rear of the property is a more sheltered garden space including paved seating area accessed directly from conservatory with steps leading onto a larger lawn and, to one far corner, a sheltered and private additional patio area.
- \* In total the plot is approaching half an acre.

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### TENURE AND SERVICES

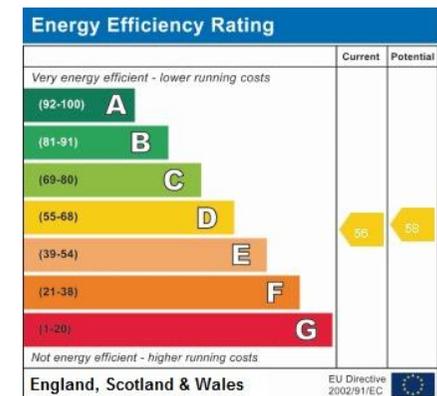
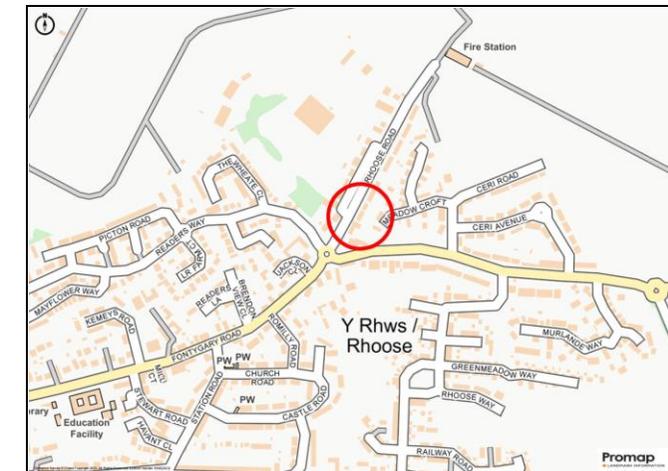
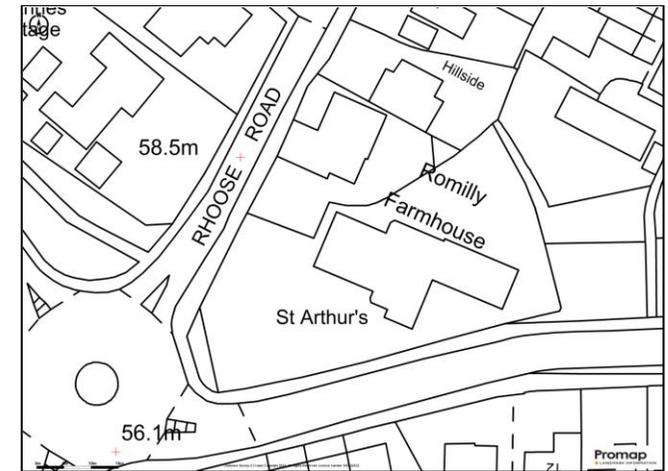
Freehold. All mains services connect to the property. Gas-fired central heating.





Total area: approx. 557.1 sq. metres (5996.7 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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