





29 Cilgant Y Meillion

Rhoose

Immaculate 4 bed detached house with a large kitchen/diner, 3 receptions, 4 bedrooms, 1 en-suite. Utility room, cloakroom, family bathroom. Double drive, double garage. Front garden and large level rear garden. Double garage and drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- IMMACULATE 4 BEDROOM DETACHED
- LARGE KITCHEN/DINER WITH FRENCH DRS
- 3 SEPARATE RECEPTION ROOMS
- LARGE PRIVATE FAMILY REAR GARDEN
- UTILITY, CLOAKS, EN-SUITE & BATHROOM
- DOUBLE DRIVE & DOUBLE GARAGE
- EPC D68





Entrance Hall

Accessed via covered storm porch and through a steel coated door with opaque glazing and matching side panels, the hallway is centrally positioned and has matching panelled doors leading to the three separate reception rooms, refitted cloakroom / WC and kitchen dining room plus to a handy under stair storage cupboard. Kolberg Oak effect laminate floor (laid under skirting boards) and a carpeted stair case leads to the first floor. Smooth coved ceiling and radiator.

Cloakroom / WC

Immaculate and in white comprising WC and pedestal basin. Fully ceramic tiles walls, flooring and splash backs. Radiator and extractor.

Living Room

17' 2" x 11' 0" (5.23m x 3.35m)
Continuation of the flooring from the hall and a focal point of a coal effect gas fire inset into a Marble back panel and hearth and modern surround. Smooth coved ceiling plus two radiators. French style doors leading out onto the large enclosed family garden.

Study

7' 6" x 7' 1" (2.29m x 2.16m)
With continuation of the flooring and with a radiator, front window and smooth coved ceiling. Fuse box.

Sitting Room / Play Room

9' 8" x 9' 3" (2.94m x 2.82m)
Continuation of the flooring and with front window, radiator and coved ceiling.





Kitchen

15' 2" x 9' 8" (4.62m x 2.94m)

A light and airy room with a ceramic tile flooring. There is a comprehensive range of matching eye level and base units in a birch wood effect and these are complemented by modern work tops which have a stainless steel one and a half bowl sink unit inset with mixer tap over. Integrated appliances include 4 ring gas hob with extractor over, adjacent double electric oven and grill plus dishwasher and fridge freezer. Ample space for table and chairs as required. Mosaic style tiled splash backs. Smooth ceiling with recessed spot lights. Radiator. French style doors lead onto the rear garden and panelled door leads to the utility room.

Utility

5' 8" x 5' 8" (1.73m x 1.73m)

With a ceramic tile flooring, base cupboard, secondary sink unit and space and plumbing for appliances as required. Wall mounted boiler (annually serviced under British Gas Service Arrangement). Mosaic style splash backs, smooth ceiling, extractor and a steel coated part glazed door to the rear garden.

Landing

A central carpeted landing with radiator, loft hatch and matching panelled doors to the four double bedrooms, bathroom, airing cupboard with slatted shelving and further storage cupboard with shelving. Smooth covered ceiling.

Bedroom One

11' 4" x 11' 2" (3.45m x 3.40m)

A great size carpeted double bedroom with radiator, front window and smooth covered ceiling. Panelled doors access a walk in wardrobe which has L shaped hanging space, shelf space and light.





En Suite

6' 5" x 5' 10" (1.95m x 1.79m)

Comprising a white suite with WC, basin with vanity cupboard under and fully tiled shower cubicle. Smooth ceiling with two recessed LED spot lights, radiator and extractor. Shaving point and strip light. opaque front window with tiled sill. Carpeted floor.

Bedroom Two

9' 10" x 9' 9" (2.99m x 2.97m)

A second carpeted double bedroom with front window, radiator and smooth coved ceiling. Dimensions exclude the deep door recess.

Bedroom Three

12' 4" x 9' 9" (3.76m x 2.97m)

A carpeted double bedroom with a rear window, radiator and smooth coved ceiling.

Bedroom Four

9' 8" x 8' 2" (2.94m x 2.49m)

A carpeted double bedroom with rear window, radiator and smooth coved ceiling.

Bathroom / WC

7' 4" x 6' 0" (2.23m x 1.83m)

With a white suite comprising WC, pedestal basin and twin grip bath with mixer shower off the tap plus electric shower with glass screen. Lino flooring and ceramic tiled splash backs and sill. opaque rear window, extractor, smooth ceiling with spot lights and shaving point. Radiator.





FRONT GARDEN

A pretty front garden surrounding by well kept hedging and comprising a lawn with well stocked beds.

REAR GARDEN

51' 12" x 32' 12" (15.84m x 10.05m)

A large family orientated and private garden with areas of patio, pergola with grape vine, large lawn and handy stone chipped area ideal for seating or children's play equipment etc. This is enclosed by concrete effect railway sleeper style arrangement. The garden is fully enclosed by well maintained 6ft plus feather edged fencing with concrete posts and brick wall gravel board outside lighting and offers access to the double garage via side glazed door.

GARAGE

Double Garage

Accessed from the front by two up and over doors, the garage has a double skin with insulated walls so ripe for conversion to accommodation subject to permissions. Currently, it is used as its intended purpose, has power and lighting and has extra storage into the rafters. Part glazed door to the side.

DRIVEWAY

2 Parking Spaces

In front of the garage and providing off road parking for two vehicles. Pedestrian access continues to the rear garden via a secure gate.





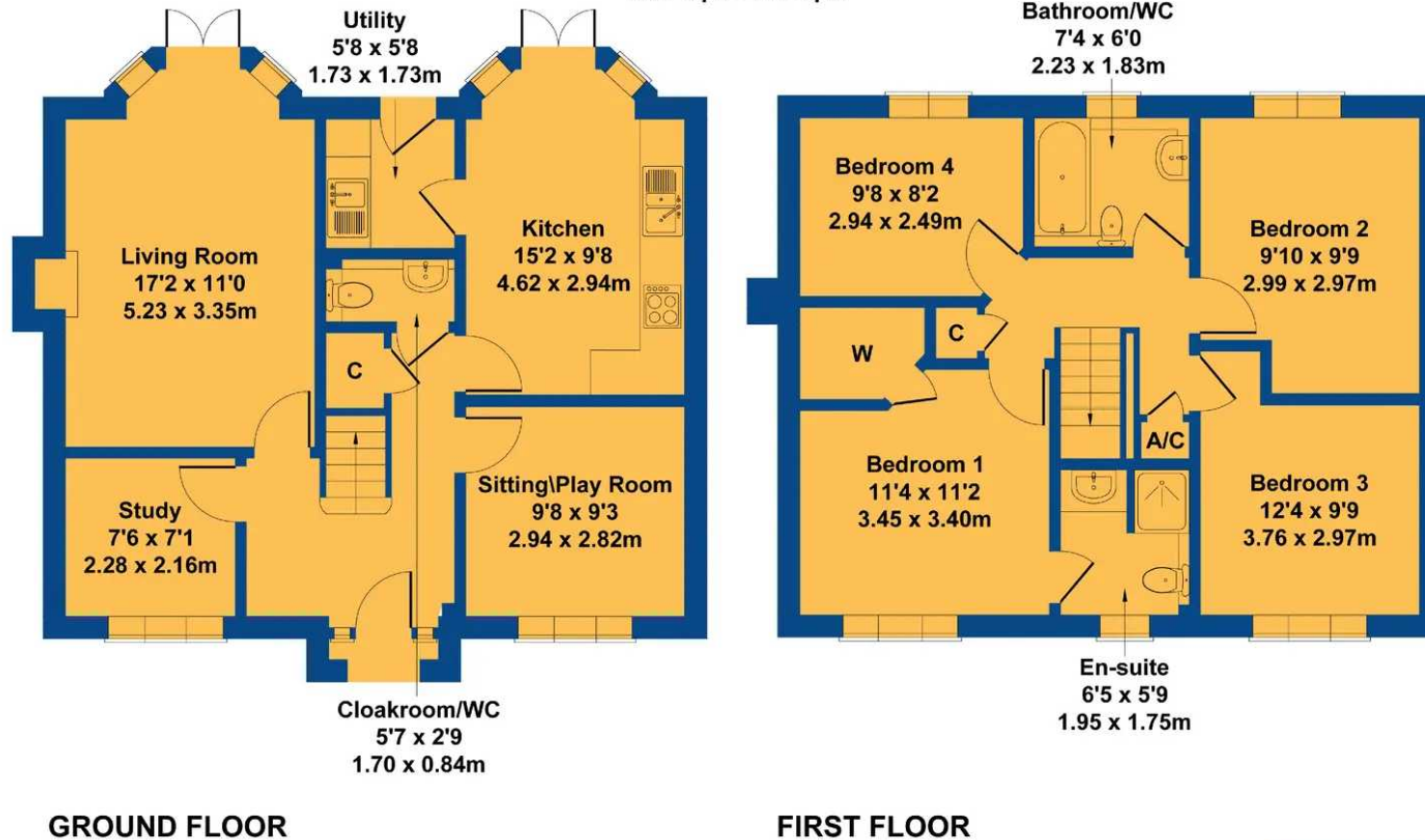
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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