

Hen Gardd Brendon View Close, Rhoose  
£525,000



## Hen Gardd Brendon View Close

Rhoose, Barry

Stunning 4-bed detached with sea views & serene central location. Spacious living areas, modern kitchen, 4 bedrooms (1 with en-suite), well-appointed bathroom & attic space. Immaculate garden with seating areas for al fresco dining. A haven of privacy & tranquillity. Arrange a viewing today!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- GAS CH, UPVC, SEA VIEWS - TUCKED AWAY
- GENEROUS PARKING AND A DOUBLE GARAGE
- WRAP AROUND WALLED GARDENS
- MODERN KITCHEN, EN-SUITE & BATHROOM
- 4 BEDROOMS AND 3 RECEPTION ROOMS
- A SUPER SIZE DETACHED HOME
- EPC C70





### Entrance Porch

7' 4" x 5' 11" (2.23m x 1.80m)

Approached via a covered/canopied storm porch style construction and through a uPVC door with oval glazed panel and matching side panels. Ceramic tiled flooring plus smooth coved ceiling. A panelled door accesses a handy cloaks cupboard and a multi-paned wooden framed door leads to the entrance hallway.

### Entrance Hallway.

22' 3" x 17' 3" (6.78m x 5.25m)

An L shape hallway with ceramic tiled flooring, smooth coved ceiling and radiator. Matching panelled doors access a handy under stair storage cupboard, dining room, kitchen, utility room, cloakroom/WC, sitting room and double multi-paned doors access the living room. A carpeted dog leg staircase with spindle balustrade leads up to the first floor.

### Living Room.

19' 1" x 15' 7" (5.81m x 4.75m)

Dimensions: 19' 1" x 15' 7" (5.81m x 4.75m). An impressive carpeted living room which has a triple aspect with windows to the sides and the front. The focal point is a superb marble fireplace which has a coal effect gas fire inset. Smooth coved ceiling with four spot lights. Two radiators.

### Dining Room.

16' 9" x 11' 6" (5.10m x 3.50m)

(Larger dimension into bay) A generous size reception room with feature side bay window and uPVC French doors leading out onto the courtyard garden. Radiator and smooth coved ceiling. Open access to the kitchen/breakfast room.





### **Kitchen/Breakfast Room.**

12' 11" x 10' 2" (3.93m x 3.10m)

A modern refitted kitchen with white units and modern tops which have a sink unit inset. Integrated dishwasher, fridge and range style cooker with extractor over. Ceramic tiled flooring and splash backs plus handy breakfast bar. Radiator and smooth ceiling with six spot lights. Rear window looking onto the courtyard garden.

### **Utility Room.**

9' 7" x 5' 11" (2.92m x 1.80m)

With a ceramic tiled flooring and further handy storage units. Second sink unit and tiled splashback areas. Rear window, radiator and smooth ceiling with four spotlights. Washing machine to remain. A door leads to the garage.

### **Cloakroom/WC.**

5' 2" x 4' 11" (1.57m x 1.50m)

With a white suite comprising close coupled WC and pedestal wash basin. There are ceramic tiled splash backs and a display style sill with opaque side window. Radiator and smooth ceiling with extractor unit.

### **Sitting Room.**

13' 1" x 10' 7" (3.98m x 3.22m)

A character room with vaulted beamed ceiling. There are uPVC French doors to the breakfast garden area (plus window). Security shutters to remain. Radiator and ceramic tiled flooring plus the focal point of the room is a log burner mounted on a slate hearth.

### **Landing.**

A galleried style landing with uPVC front pod style window. Smooth coved ceiling and matching panelled doors access the main bedroom suite, the three further bedrooms, a family bathroom with additional shower cubicle and a walk-in storage cupboard with light. Radiator.





### **Main Bedroom Suite – Dressing Area.**

An initial carpeted area ideal for dressing and storage etc. An open door access leads into the double bedroom and a panelled door leads to the en-suite shower room/WC.

### **Bedroom Area.**

16' 11" x 15' 0" (5.15m x 4.57m)

Dimensions: 16' 11" x 15' 0" (5.15m x 4.57m). A fabulous vaulted room which is carpeted, has two radiators and dormer style uPVC doors to a Juliet style balcony. Feature beamed ceiling with five spot lights.

**En-Suite Shower Room/WC** – 9' 7" x 5' 3" (2.92m x 1.60m)

With a white suite comprising close coupled WC, pedestal basin and double fully tiled shower cubicle. Opaque rear window, white heated towel rail and smooth ceiling with extractor. Tiled effect vinyl flooring and shaver point.

### **Bedroom Two.**

13' 5" x 10' 8" (4.09m x 3.25m)

Dimensions exclude a 4 foot recess and the depth of a handy fitted wardrobe. A carpeted double bedroom with smooth coved ceiling and radiator. A panelled door offers access via a carpeted staircase with handrail to the attic space.

### **Bedroom Three.**

15' 8" x 8' 4" (4.77m x 2.54m)

A carpeted double bedroom with front and side windows, smooth coved ceiling and recessed double fitted wardrobe excluded from dimensions given. Radiator.

### **Bedroom Four.**

12' 4" x 7' 11" (3.76m x 2.41m)

A carpeted double bedroom with side window, recessed double wardrobe excluded from dimensions given, smooth coved ceiling and radiator (currently used as a home office).





### Entrance Porch

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### Entrance Hallway.

22' 3" x 17' 3" (6.78m x 5.25m)

An L shape hallway with ceramic tiled flooring, smooth coved ceiling and radiator. Matching panelled doors access a handy under stair storage cupboard, dining room, kitchen, utility room, cloakroom/WC, sitting room and double multi-paned doors access the living room. A carpeted dog leg staircase with spindle balustrade leads up to the first floor.

### Living Room.

19' 1" x 15' 7" (5.81m x 4.75m)

Dimensions: 19' 1" x 15' 7" (5.81m x 4.75m). An impressive carpeted living room which has a triple aspect with windows to the sides and the front. The focal point is a superb marble fireplace which has a coal effect gas fire inset. Smooth coved ceiling with four spot lights. Two radiators.

### Dining Room.

16' 9" x 11' 6" (5.10m x 3.50m)

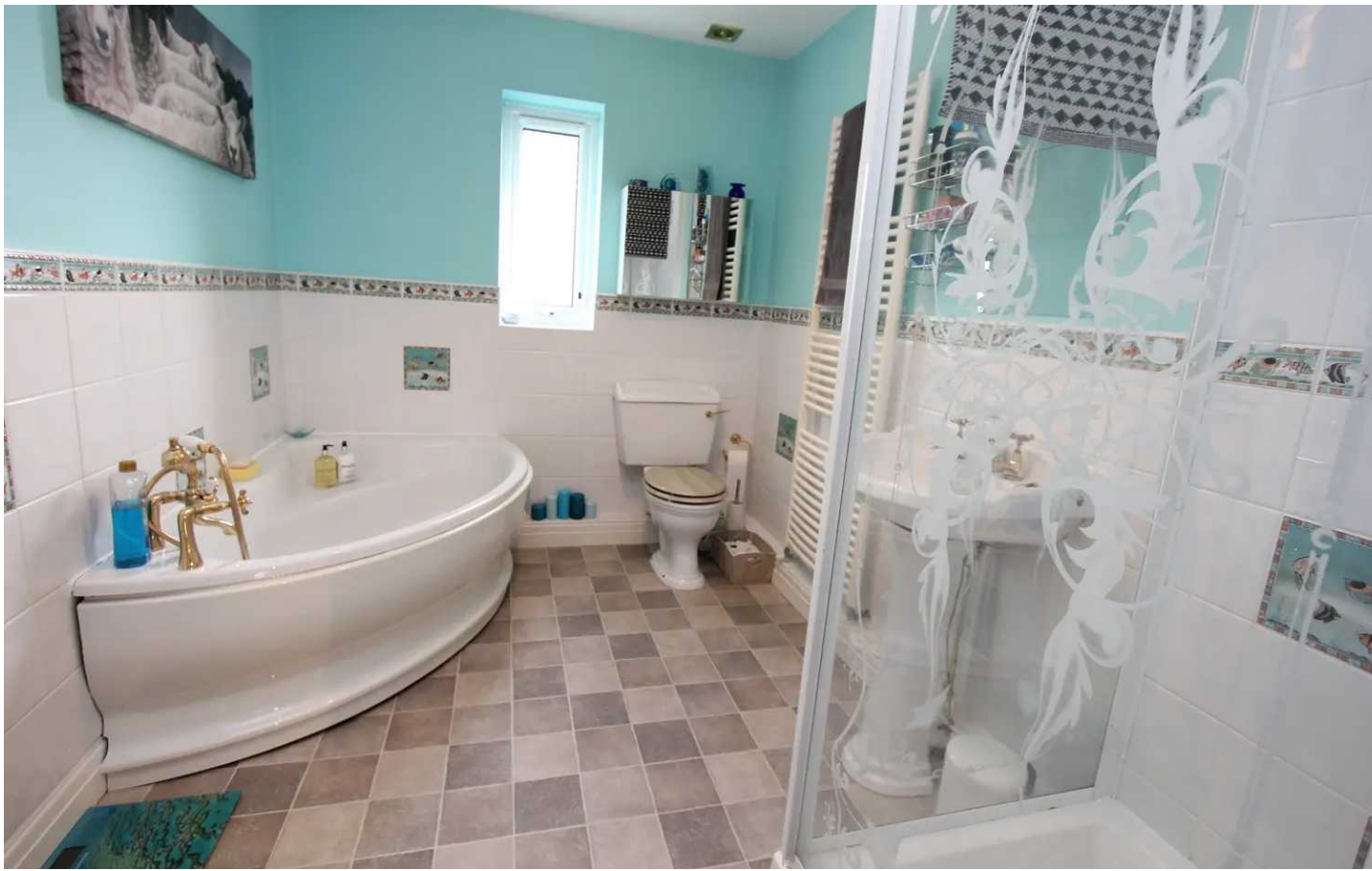
(Larger dimension into bay) A generous size reception room with feature side bay window and uPVC French doors leading out onto the courtyard garden. Radiator and smooth coved ceiling. Open access to the kitchen/breakfast room.

### Kitchen/Breakfast Room.

12' 11" x 10' 2" (3.93m x 3.10m)

A modern refitted kitchen with white units and modern tops which have a sink unit inset. Integrated dishwasher, fridge and range style cooker with extractor over. Ceramic tiled flooring and splash





### **Bathroom/WC.**

9' 7" x 7' 1" (2.92m x 2.16m)

In white comprising close coupled WC, pedestal basin, corner style bath with telephone style shower attachments over plus fully tiled single shower cubicle. There is an easy wipe vinyl flooring, ceramic tiled splash backs and sill with opaque rear window and a white heated towel rail. Smooth ceiling with extractor and a panelled door accesses a handy storage cupboard. Bathroom cabinet to remain.

### **ATTIC SPACE.**

#### **Area One.**

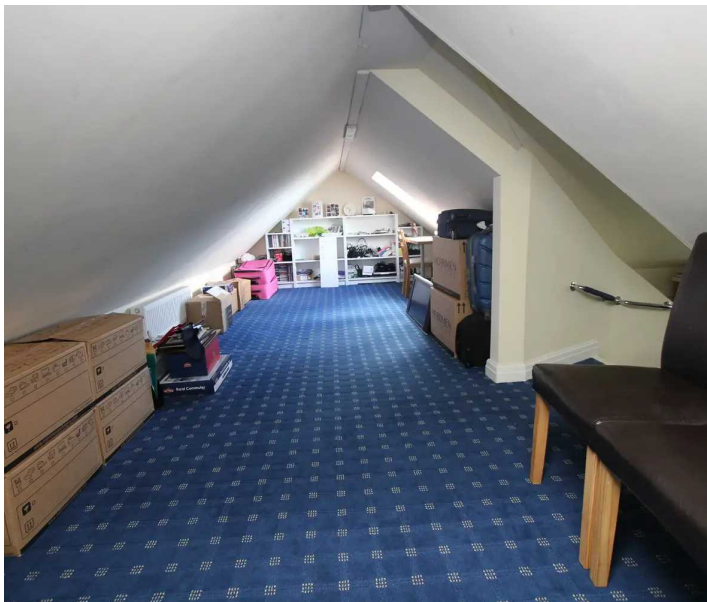
19' 10" x 5' 5" (6.04m x 1.65m)

With a maximum of 5'9" head clearance this carpeted area has lighting, power points a radiator and is ideal for general storage, jig saws, model railways and so on plus there is a front Velux double glazed window offering a super channel view.

#### **Area Two.**

25' 9" x 5' 5" (7.84m x 1.65m)

Again with head clearance of 5'9" this carpeted area has two radiators, power points, lighting and a Velux double glazed window with generous channel views. It is ideal again for general storage, model railway and so on.

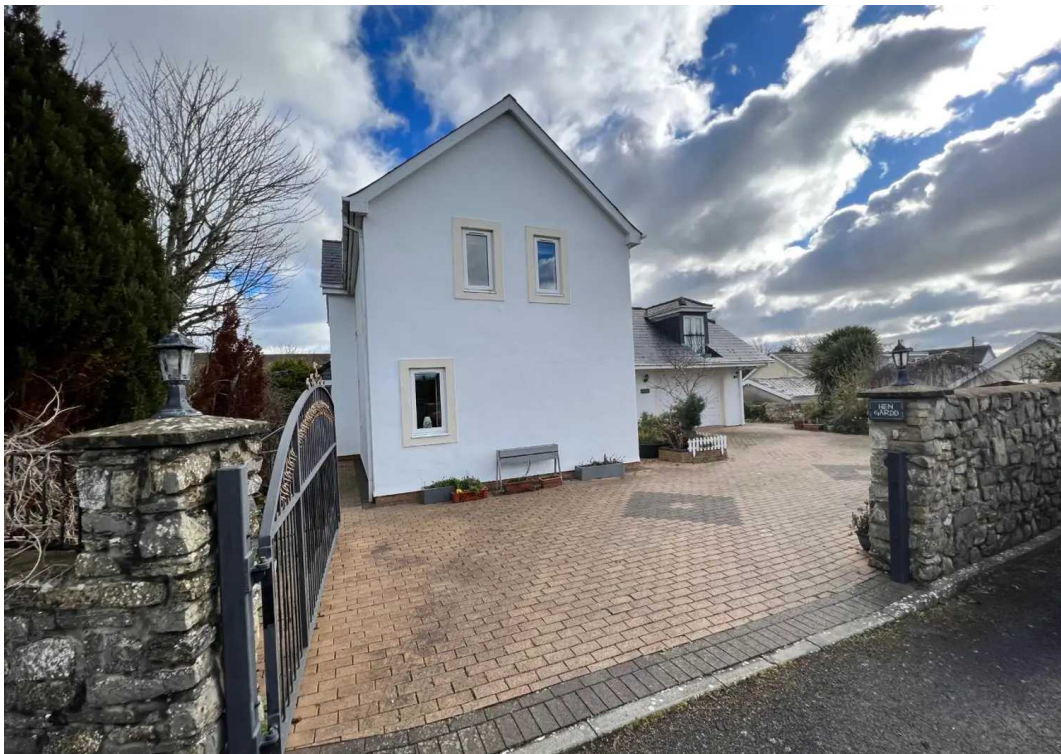


### **Garden**

Wraparound sections of seating areas – block paved – and garden with established plants, shrubs and trees all enclosed by a period stone wall. Wherever the sun is, there is an area of garden to enjoy it. It is also a safe haven for children to run, cycle and play

### **Driveway**


3 Parking Spaces – Hen Gardd is accessed via a wrought iron swinging gate and initially gives access to an extensive block paved area ideal for parking and displaying potted plants and so on.





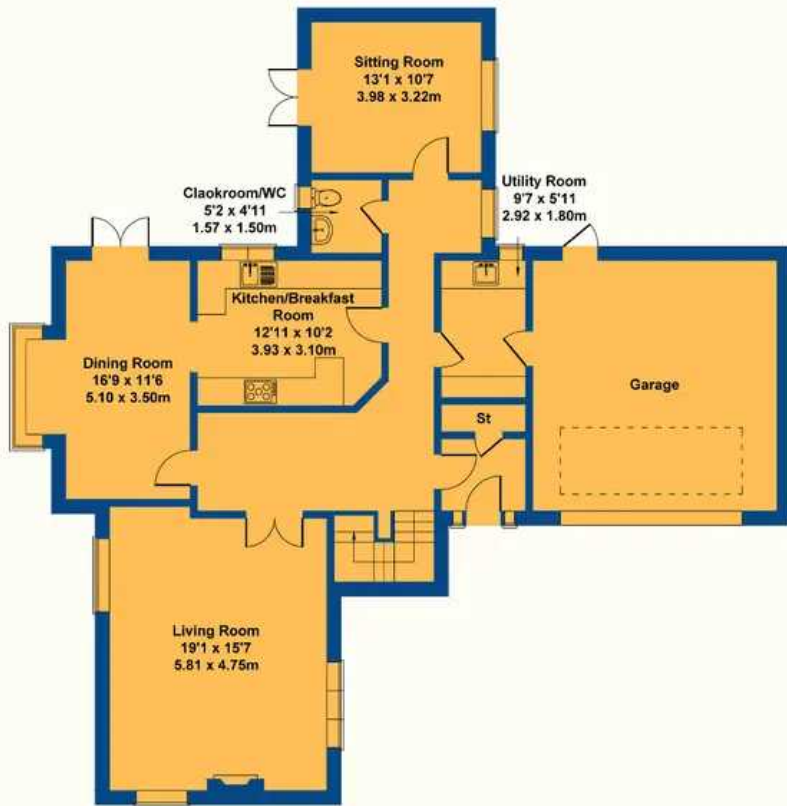


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

## Hen Gardd

Approximate Gross Internal Area  
2799 sq ft - 260 sq m



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

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



## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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