





26 Heol Y Dryw

Rhosee

4-bed townhouse with glorious channel views. Ground floor: hall, sitting room, kitchen/dining room, conservatory. First floor: lounge, guest bedroom with ensuite, family bathroom. Second floor: 3 bedrooms with ensuite in main. Gas heating, double glazing, drive, sunny garden. Close to train link.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- IMMACULATELY KEPT TOWNHOUSE WITH CHANNEL VIEWS
- 4 BEDROOMS, 2 RECEPTIONS & CONSERVATORY
- MATURE SUNNY SOUTH WESTERLY REAR GARDEN
- LARGE KITCHEN/DINER & CLOAKS/WC
- 2 EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- GAS CH, UPVC DG, 2/3 CAR DRIVE
- EPC RATING - C73





GROUND FLOOR - Entrance Hall

Accessed via external door with frosted Panel. Laminated flooring, smooth coved ceiling and panelled doors lead to the cloakroom/WC, 2 storage cupboards, store room plus kitchen/diner. A carpeted staircase with traditional style spindled balustrade leads to the upper floors. Radiator. A square opening leads to the sitting room.

Cloakroom

6' 0" x 3' 6" (1.83m x 1.07m)

In white and with a WC plus pedestal basin. Opaque front window, ceramic tiled splash-backs and sill plus radiator. Wood effect vinyl flooring.

Walk in Store Room

9' 9" x 5' 2" (2.97m x 1.57m)

A really handy 'room' laid with shelving and a light - ideal for storage.

Sitting Room

12' 1" x 9' 6" (3.68m x 2.89m)

In immaculate order, this reception room has a laminated flooring, smooth coved ceiling, front windows and radiator. Focal modern fireplace with electric fire inset will remain.

Kitchen Dining Room

17' 6" x 11' 0" (5.33m x 3.35m)

With a comprehensive range of modern units (with display cabinets) complemented by modern worktops which have a 1.5 bowl stainless steel sink unit inset. Integrated dishwasher plus 4 ring gas hob, dual electric oven with grill and extractor over. Further space for washing machine and upright fridge/freezer. 2 sets of windows look into the conservatory and garden, plus matching French doors (uPVC) accessing the same. Ceramic tiled splash-backs plus under unit and recessed lighting. Concealed boiler firing the heating. A ceramic tiled flooring extends through to the dining area which has a radiator and smooth coved ceiling.

Conservatory

14' 8" x 9' 11" (4.47m x 3.02m)

A luxury addition and uPVC double glazed, built on a





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14' 8" x 9' 11" (4.47m x 3.02m)

A luxury addition and uPVC double glazed, built on a dwarf wall with mono-pitch roof and French doors to the rear garden. Power points.

FIRST FLOOR

Mid Hall

Carpeted and with a further matching staircase to the second floor. Smooth coved ceiling and panelled doors lead to the guest bedroom (2), lounge and bathroom plus airing cupboard. Radiator.

Lounge

17' 6" x 10' 11" (5.33m x 3.32m)

An excellent size carpeted reception room with French doors to the rear glazed Juliette balcony affording superb Channel views. Radiator and modern fire surround with marble back and electric fire inset (nb - gas point available). Smooth coved ceiling.

Bedroom Two

12' 2" x 9' 10" (3.71m x 2.99m)

A carpeted double bedroom with front windows, radiator and smooth coved ceiling. Recessed double wardrobe excluded from dimensions given. Panelled door to the en-suite.



En Suite - 7' 1" x 5' 3" (2.16m x 1.60m)

In white and with a WC, basin and tiled shower cubicle with thermostatic shower inset. Carpet, radiator, shaver point and extractor. Ceramic tiled splash-backs and 2 recessed spot-lights.

Family Bathroom

9' 3" x 7' 4" (2.82m x 2.23m)

In white comprising a WC, pedestal basin, bidet and twin grip bath with replaced thermostatic shower over with glass screen. Ceramic tiled flooring, splash-backs and sill with opaque front window. Radiator and 3 recessed spot-lights plus shaver point. Panelled door to a large storage cupboard.



SECOND FLOOR

Landing

Carpeted, smooth covered ceiling, radiator and panelled doors to the 3 remaining bedrooms. Drop down loft hatch with ladder - the loft is mainly boarded with a light.

Bedroom One

15' 5" x 10' 10" (4.70m x 3.30m)

A very spacious carpeted bedroom which has French doors to a wrought iron style Juliette balcony affording the stunning Channel views. Radiator, smooth covered ceiling plus 3 recessed double wardrobes excluded from dimensions given. Panelled door to the en-suite.

En Suite

9' 9" x 5' 4" (2.97m x 1.62m)

In white and with a WC, wash basin and tiled shower cubicle with thermostatic shower. Handy IKEA storage unit to remain. Carpet, radiator, 3 recessed spot-lights, extractor, shaver point and ceramic tiled splash-back areas.

Bedroom Three

12' 3" x 9' 9" (3.73m x 2.97m)

A carpeted double bedroom with smooth covered ceiling, radiator and front windows with deep sill. Recessed double wardrobe excluded from dimensions given.

Bedroom Four

9' 5" x 7' 5" (2.87m x 2.26m)

A carpeted single bedroom with radiator, smooth covered ceiling and front window.





FRONT GARDEN

Outside meter box, power point and water tap. Further area of lawn bordered by established shrubs and paved path to the front door.

REAR GARDEN

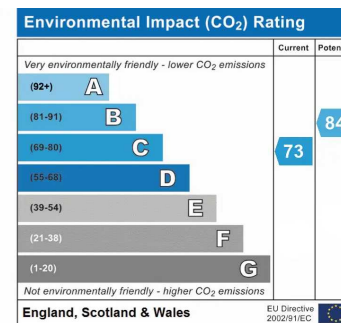
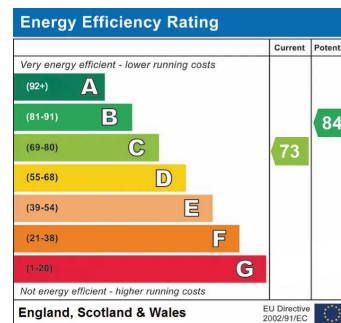
28' 12" x 16' 12" (8.83m x 5.18m)

A mature rear garden with a good range of shrubs and small tree which enjoy a sunny SW aspect. There are areas of lawn, patio and raised sun deck all enclosed by fencing with screening. Shed to remain. External power point and water tap.

DRIVEWAY

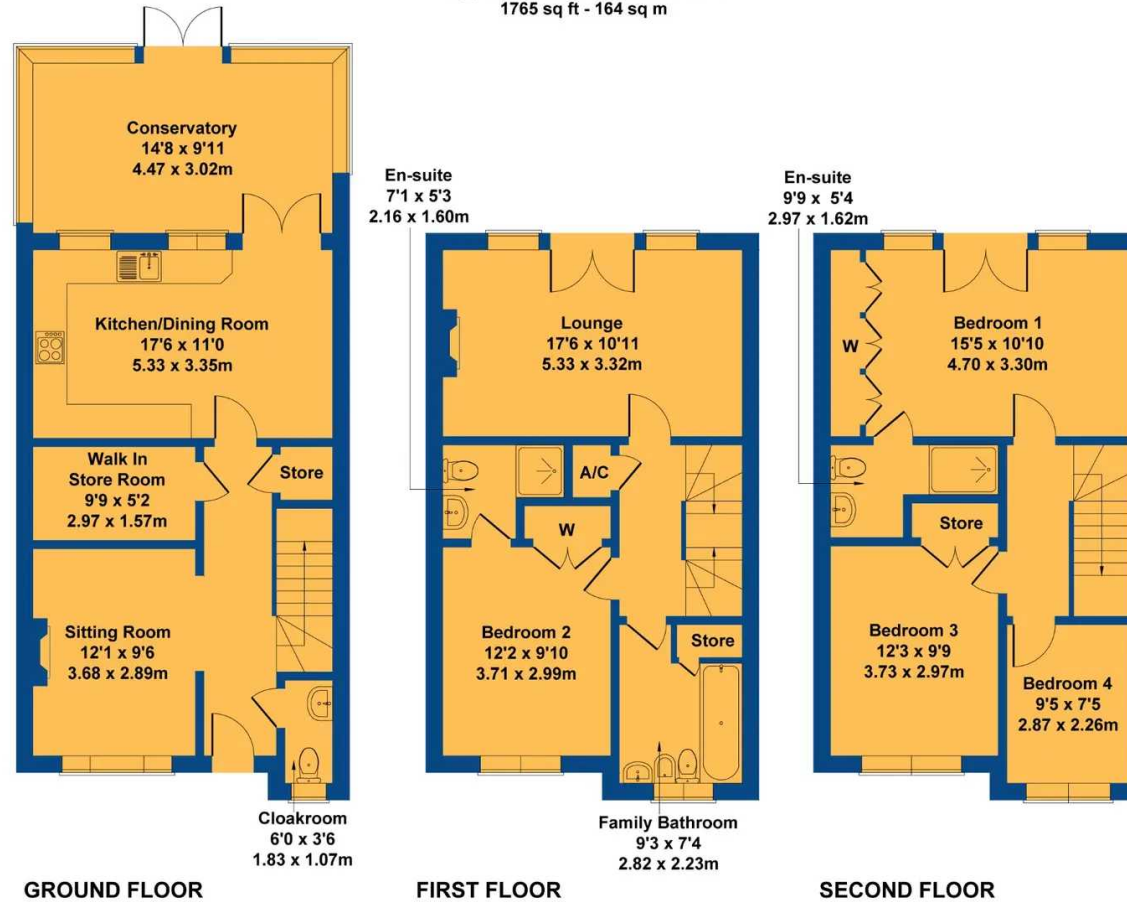
2 Parking Spaces

Initially laid to tarmac for parking for 2, perhaps 3 smaller vehicles.



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Approximate Gross Internal Area
1765 sq ft - 164 sq m



Not to Scale. Produced by The Plan Portal 2024
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