





22 Lon Lindys

Rhose

SENSIBLE OFFERS ARE INVITED - - Impressive 6 Bed detached house in sought-after location. Versatile layout, 4 reception rooms, spacious kitchen/diner. 6 bedrooms, 4 en suites, family bathroom. Private sunny rear garden, off-road parking, double garage. Gas central heating, UPVC. Rare opportunity.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- IMPRESSIVE DETACHED 6 BEDROOM HOUSE
- 4 RECEPTION ROOMS & LARGE KITCHEN/DINER
- 4 EN SUITE BEDROOMS & FAMILY BATHROOM
- PRIVATE SUNNY REAR GARDEN
- GCH, UPVC; IDEAL FOR A LARGE/FOSTER FAMILY
- DOUBLE GARAGE & DRIVEWAY PARKING
- CLOSE TO RHOOSE RAILWAY STATION AND COASTAL WALKS
- EPC RATING C73





Entrance Hallway

Entered via an impressive recently replaced composite door with matching surround, the hall has a stylish ceramic tiled flooring. A carpeted central dogleg staircase leads to a galleried landing. Replaced internal doors lead to a cloaks cupboard, study, lounge, WC and kitchen. Double doors lead to a sitting room and this leads to the extension (4th reception). Radiator and smooth coved ceiling.

Lounge

17' 0" x 11' 8" (5.18m x 3.56m)

With a ceramic tiled flooring and a focal point of a contemporary tiled chimney breast with wood burning stove inset. Two radiators and French doors lead to the garden patio. Smooth coved ceiling.

Sitting Room

13' 10" x 9' 0" (4.22m x 2.74m)

A carpeted room which leads through to the extension/4th reception room. Radiator, front window and smooth coved ceiling.

Fourth Reception

16' 7" x 12' 7" (5.05m x 3.84m)

A functional extension that has bi-fold doors to the decked area of the rear garden. There is a column panelled door to the integral double garage and also a skylight window. There is a contemporary column radiator and focal point of feature gas fire. Laminate flooring and smooth ceiling with 9 recessed spotlights.

Study

9' 6" x 6' 11" (2.90m x 2.11m)

With a continuation of the ceramic tiled flooring. Radiator, front window and smooth coved ceiling.

WC

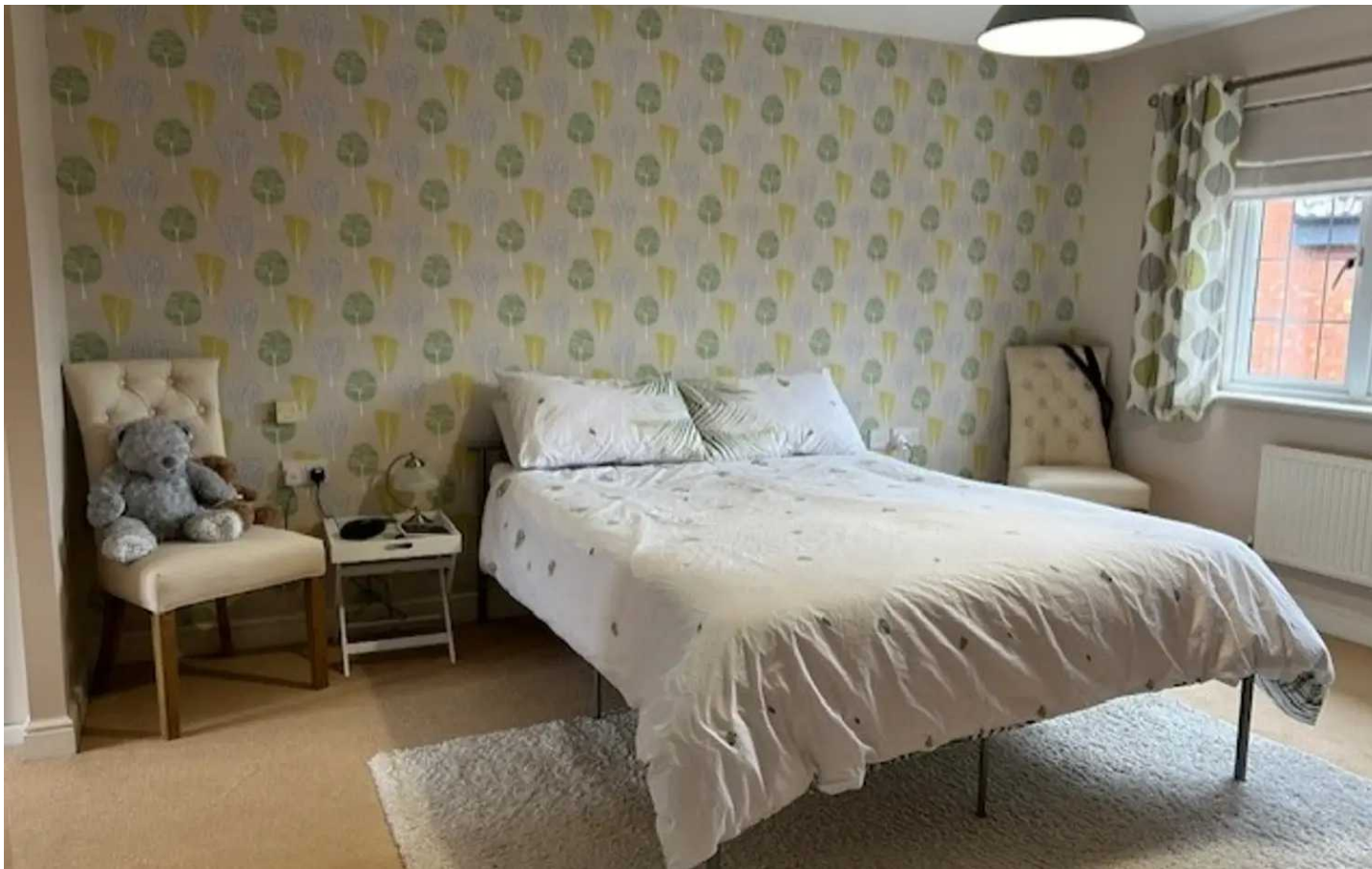
Mosaic tiled floor. Radiator. White suite comprising close coupled WC and wall mounted wash hand-basin. Extractor fan.

Kitchen

13' 0" x 9' 4" (3.96m x 2.84m)

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Kitchen

13' 0" x 9' 4" (3.96m x 2.84m)

With a porcelain tiled floor, the kitchen has been refitted and comprises an impressive range of base and eye level units. These are complemented by natural wood style work surfaces with 1.5 bowl stainless steel sink with mixer tap over. Freestanding range with multi gas burner, glass canopied extractor and double oven to remain. Further integral dishwasher and upright fridge/freezer. Ceramic tiled splash backs, rear window and open access to the utility room. Smooth ceiling with spotlights. The kitchen is open to:

Dining Area

17' 3" x 8' 9" (5.26m x 2.67m)

With a porcelain tiled floor, radiator, rear and side windows plus French doors to the patio area. Smooth ceiling.

Utility

A continuation of the porcelain tiled flooring, further units and general space for laundry etc. Space for washing machine and tumble drier as required.

Landing

Carpeted gallery style landing. Doors lead off to the four bedrooms, family bathroom and airing cupboard housing the hot water tank. Carpeted stairway to third floor. Loft hatch.

Bedroom One

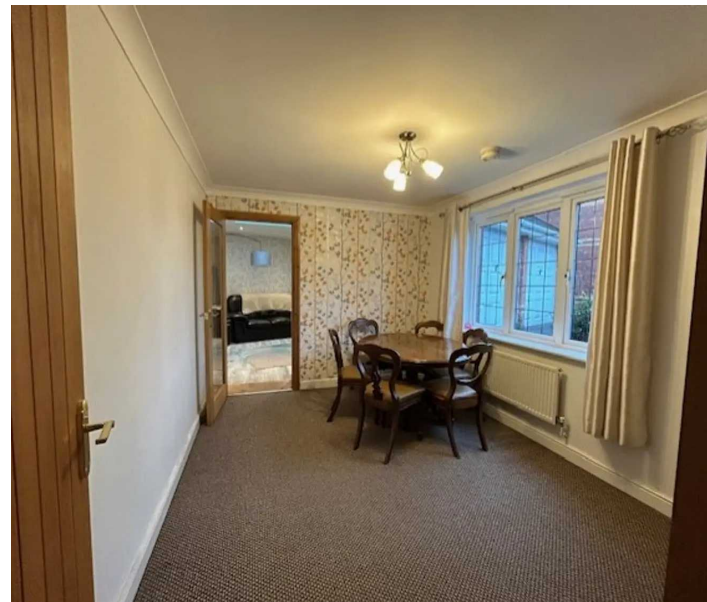
13' 9" x 11' 11" (4.19m x 3.63m)

A great size carpeted double bedroom with radiator, front window and smooth ceiling. Archway to dressing room.

Dressing Room

10' 6" x 5' 0" (3.20m x 1.52m)

Carpeted and with fitted wardrobes to the full length of the room. Rear window, radiator and door to the en suite.





En Suite to Bedroom One

With a vinyl flooring and matching white suite comprising close coupled WC, wall mounted basin with storage under and further shower cubicle. Smooth ceiling and radiator. Opaque window.

Bedroom Two

12' 6" x 10' 1" (3.81m x 3.07m)

A carpeted double bedroom with fitted wardrobe, radiator and rear window. Smooth ceiling. Door to en suite.

En Suite to Bedroom Two

Carpeted and with a white suite comprising double shower cubicle, pedestal wash hand-basin and close coupled WC. Side opaque window, radiator and extractor fan.

Bedroom Three

11' 11" x 9' 8" (3.63m x 2.95m)

A carpeted double bedroom with radiator, fitted double wardrobe and front window. Smooth ceiling.

Bedroom Four

9' 9" x 9' 8" (2.97m x 2.95m)

A carpeted double bedroom with radiator, fitted double wardrobe, smooth ceiling and front window.



Bathroom

7' 10" x 7' 2" (2.39m x 2.18m)

With an easy clean vinyl flooring and white suite comprising twin grip bath with mixer tap and hand held shower attachment over, close coupled WC, pedestal wash hand-basin and shower cubicle. Tiled splashbacks, radiator and extractor fan. Opaque rear window.



Second Floor Landing

Carpeted and with doors leading to Bedroom five and Bedroom six.

Bedroom Five

15' 5" x 14' 1" (4.70m x 4.29m)

A carpeted double bedroom with Velux rear window and front dormer window. Fitted storage units and wardrobe with additional eaves storage. Wall mounted convector heater/ air conditioner. Door to en suite.

Bedroom Six

15' 8" x 10' 5" (4.78m x 3.18m)

A carpeted double bedroom with Velux rear window and front dormer window. Fitted storage units and wardrobe with additional eaves storage. Wall mounted convector heater/ air conditioner. Door to en suite.

En Suite to Bedroom Six

Laminate flooring. Corner shower cubicle. Contemporary style glass bowl wash hand-basin. Close coupled WC. Extractor fan.





REAR GARDEN

A private mostly walled rear garden, with large decked area and astro turf low maintenance section. Side area ideal for storage etc and with front access via timber gate. Further decked section adjacent to the extension.

FRONT GARDEN

Double width driveway leading to the double garage. Pedestrian path leading to the front door with ornamental chippings to either side and shrubbery borders.

DRIVEWAY

4 Parking Spaces

Double width driveway leading to the double garage. Pedestrian path leading to the front door with ornamental chippings to either side and shrubbery borders.

GARAGE

Double Garage

Accessed via two single up an over doors, the double garage is now attached to the house via the adjoining extension (4th reception room). Power and lighting is provided.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79
England, Scotland & Wales		EU Directive 2002/91/EC	

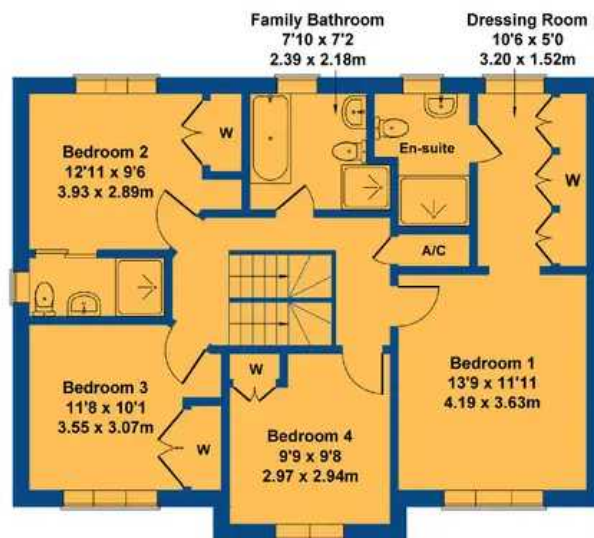
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
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Not environmentally friendly - higher CO ₂ emissions			
		66	75
England, Scotland & Wales		EU Directive 2002/91/EC	

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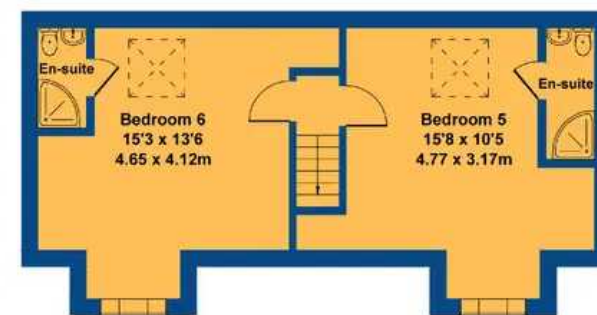
Approximate Gross Internal Area
2217 sq ft - 206 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



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