





7 Lon Cefn Mably

Rhoose, Barry

This very spacious detached property offers versatile accommodation, making it the perfect family home. With 4 bedrooms, 3 receptions, and a conservatory, there is plenty of space for everyone to enjoy. Two of the bedrooms are en-suite, in addition to a family bathroom. Sunny rear garden too.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- VERY SPACIOUS DETACHED PROPERTY
- VERSATILE ACCOMMODATION
- 4 BEDROOMS; 3 RECEPTIONS & CONSERVATORY
- 2 EN-SUITE BEDROOMS PLUS FAMILY BATHROOM
- DRIVE, GARAGE AND ENCLOSED SUNNY GARDEN
- PERFECTLY HABITABLE BUT NEEDING MODERNISATION
- EPC RATING - D56





Entrance Hall

Accessed from the side via an opaque uPVC door with matching side panel. Wood effect vinyl flooring, radiator and coving. Column style door with part glazing leads into the main living accommodation, whilst a door leads into the integral single garage.

Living Room

24' 2" x 14' 5" (7.37m x 4.39m)

A large carpeted reception room which has a front uPVC window, coving and radiator. There is a stone style fireplace with matching hearth and coal effect fire inset. The room flows into the open plan dining room plus open tread carpeted stair cases leading to the first floor. Matching column style doors lead to bedroom one breakfast room and also the rear lobby (this leads to the kitchen and ground floor bathroom).

Dining Room

10' 0" x 9' 10" (3.05m x 3.00m)

Carpeted and matching the living room with front and side uPVC window. Coved ceiling and radiator. Column panelled part glazed door leads to the kitchen.

Kitchen

11' 6" x 6' 11" (3.51m x 2.11m)

A spacious light and airy kitchen which is fitted with a good range of matching eye level and base units and these are complemented by modern work tops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Slot in space for cooker, washing machine as required plus a small breakfast bar section. Pantry cupboard (excluded from dimensions). Side uPVC window. Wood effect vinyl flooring. Coved ceiling and door leads to the lobby.





Lobby

7' 7" x 7' 0" (2.31m x 2.13m)

With a wood effect vinyl flooring, a handy lobby style utility area with space for additional appliance. Double storage cupboard, opaque uPVC door to side and additional side window. A door leads to the ground floor bathroom and a part glazed column door leads back into the living room. Coving.

Bathroom WC

10' 0" x 6' 1" (3.05m x 1.85m)

A modern suite in white comprising close coupled WC, wash basin with vanity cupboard under plus there is a tiled panel bath with thermostatic shower over. Wood effect vinyl flooring. Fully ceramic tile splash backs and sill plus opaque uPVC side window. Radiator and coving.

Breakfast Room

12' 0" x 10' 0" (3.66m x 3.05m)

With an easy wipe flooring this very versatile room has radiator, coving and double doors leading to the conservatory extension.

Conservatory

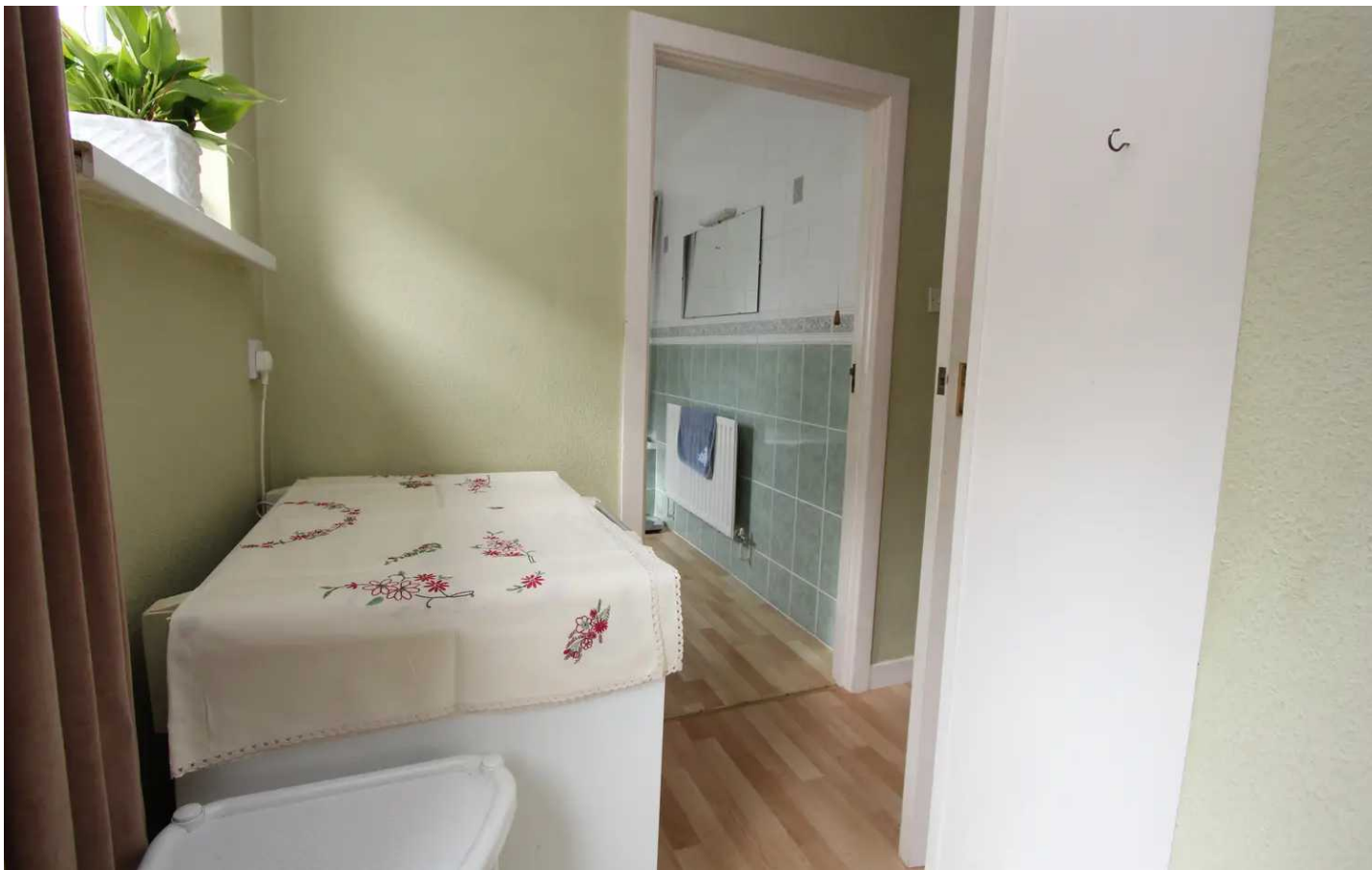
12' 7" x 9' 5" (3.84m x 2.87m)

A half octagonal conservatory extension which has uPVC windows and patio door leading to rear garden. Ceramic tiled flooring. Polycarbonate pitched roof with ceiling fan. Double power point.

Bedroom One

A very large ground floor bedroom with rear window, radiator and fitted wardrobes.





Landing - Carpeted and with matching glazed column style doors to the three bedrooms (two en suite) on this level. Coved ceiling and handy storage space.

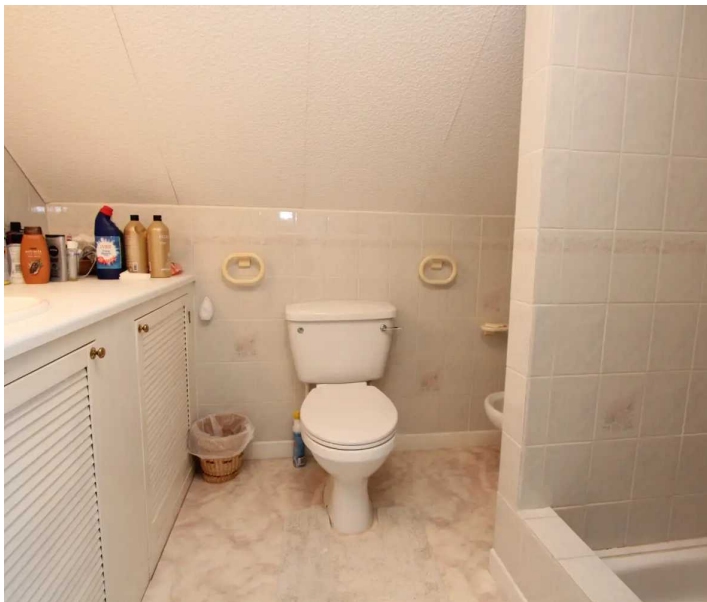
Bedroom Two - 13' 8" x 11' 4" (4.17m x 3.45m)
A great sized carpeted double bedroom with front uPVC tile and turn window. Radiator, coving and free standing range of bedroom furniture. Glazed doors lead into a walk in storage cupboard which has shelving and also to an en suite shower room.

En Suite - 7' 5" x 5' 0" (2.26m x 1.52m)
With a white suite comprising close coupled WC, bidet, basin with vanity storage under and deep display counter shelf storage, plus walk in fully tiled shower cubicle with electric shower inset. Monopitch roof with limited head room in parts, ceramic tiled splash backs and strip light. Shaving point, mirror and extractor.

Bedroom Three
13' 4" x 11' 4" (4.06m x 3.45m)
carpeted double bedroom with rear uPVC tile and turn window. Radiator and coved ceiling. Range of fitted bedroom furniture. Glazed door leads to a handy walk in storage cupboard and also an en suite.

En Suite 8' 2" x 5' 4" (2.49m x 1.63m)
With a white suite comprising close coupled WC, bidet, basin with vanity storage under and deep display counter shelf storage, plus walk in fully tiled shower cubicle with electric shower inset. Monopitch roof with limited head room in parts, ceramic tiled splash backs and strip light. Shaving point, mirror and extractor.

Bedroom Four - 13' 0" x 12' 2" (3.96m x 3.71m)
A fabulous size carpeted double bedroom with two Velux side windows. various eaves storage plus full height storage with shelving. Coved ceiling and radiator.





FRONT GARDEN

Laid to a level lawn which is flanked by many shrubs and plants. A perimeter path leads to the left side of the property and there is a side border fence.

GARDEN

Side - a level lawn with planted borders extends to the right side of the property and with perimeter path and leads to the rear garden via a gate.

REAR GARDEN

Initially with slightly raised patio and this leads onto a level lawn and this again is flanked by planted borders. Enclosed by a mix of block wall and enjoying a Westerly aspect.

DRIVEWAY

1 Parking Space

Accessed via double gates and leading to the garage.

GARAGE

Single Garage

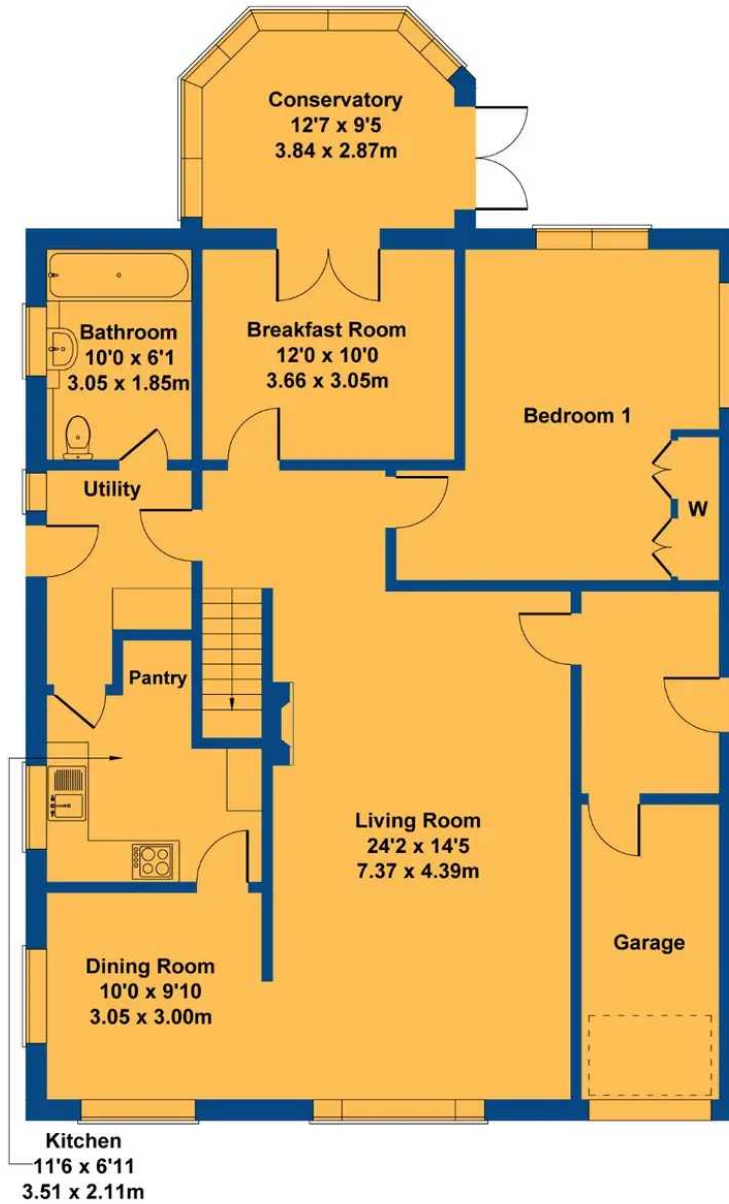
Measuring 18 ft 7 ins by 9 ft, this single garage is accessed via an electric roller door. There is a side uPVC window and pedestrian door to the hall. Power and lighting is provided.



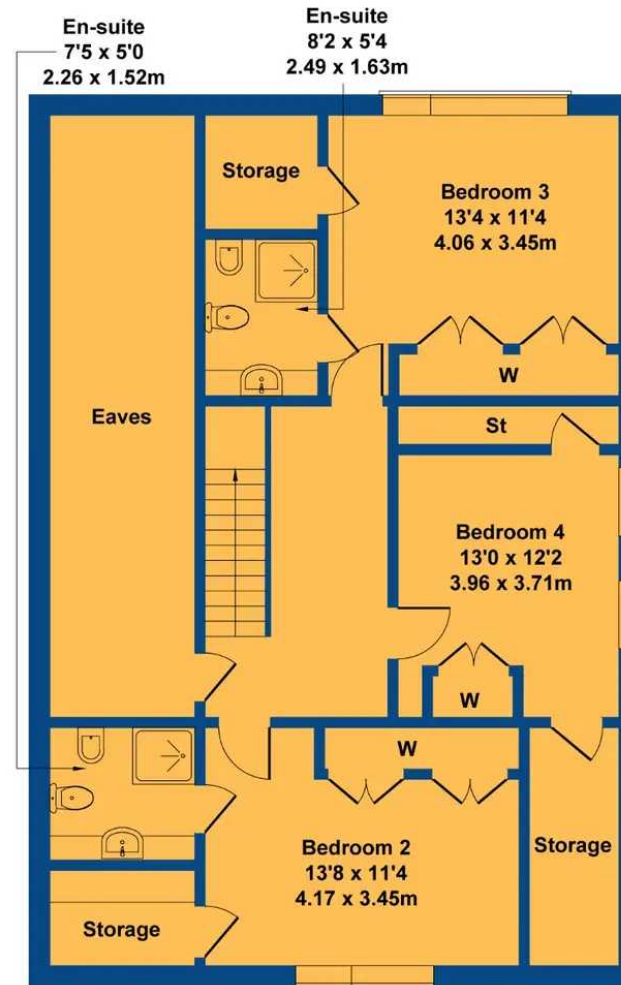


7 Lon Cefn Mably

Approximate Gross Internal Area
2282 sq ft - 212 sq m



GROUND FLOOR



FIRST 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

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.