





31 Heol Y Sianel

Rhoose

Semi-detached home in excellent condition with channel views. Spacious entrance hall, cloakroom, living room with French doors, kitchen, 3 bedrooms (1 en-suite), family bathroom/WC. Double driveway, private rear garden. Gas CH; uPVC DG. Close to Rhoose Railway Station and coastal walks. No chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IMMACULATE SEMI DETACHED PROPERTY
- SOME SEA VIEWS FROM FRONT WINDOWS
- REAR LOUNGE & FRONT KITCHEN/BREAKFAST ROOM
- 3 GREAT SIZE BEDROOMS AND 1 EN-SUITE
- DOUBLE CAR HARDSTAND
- ENCLOSED PRIVATE REAR GARDEN
- EPC RATING - B83





Entrance Hall.

Accessed via a modern door with opaque glazed panels. There is a superb tiled flooring and carpeted staircase leading to the first floor. Handy concealed under stair storage space along with a further open plan additional storage. Panelled doors access the cloakroom/WC, living room and the kitchen breakfast room. Radiator, fuse box and smoke alarm.

Cloakroom/WC.

6' 1" x 3' 5" (1.85m x 1.04m)

With a white suite comprising WC and pedestal wash basin. Tiled flooring plus ceramic tiled walls to dado level. Extractor and radiator.

Living Room.

15' 5" x 12' 9" (4.70m x 3.88m)

Occupying the full rear width of the property, this good size reception room has a radiator and an attractive tiled flooring and feature French style doors giving access onto the rear garden which enjoys excellent privacy.

Kitchen/Breakfast Room.

11' 3" x 10' 1" (3.43m x 3.07m)

With a feature tiled flooring this light and airy room has front windows enjoying a pleasant aspect of the Bristol Channel. There are contemporary units with soft close and these are complemented by white modern worktops which have a 1.5 bowl stainless steel sink unit. Integrated four ring gas hob with matching stainless steel splash back, electric oven under and stainless steel cooker hood over. There are recesses for a fridge/freezer and washing machine (appliances are not included). Tiled splash backs and a smooth ceiling with extractor. Space for table and chairs. Radiator.





Landing.

Carpeted matching the stairs and with panelled doors giving access to the three good size bedrooms and bathroom/WC. Loft hatch, smoke alarm and radiator.

Bedroom One

11' 2" x 10' 1" (3.40m x 3.07m)

A carpeted double bedroom with radiator and front window enjoying a good channel view. Panelled doors access a double width wardrobe and also the en-suite.

En-suite.

5' 10" x 5' 5" (1.77m x 1.65m)

In white and with a WC, pedestal basin and larger than average single shower cubicle with tiled splash back and electric shower inset. There is a vinyl flooring, ceramic tiled splash backs and sill with opaque front window. Radiator, extractor and shaver point.

Bedroom Two.

10' 10" x 8' 8" (3.30m x 2.64m)

A carpeted double bedroom with radiator and rear window. A panelled door accesses a full height single wardrobe.

Bedroom Three.

12' 2" x 6' 6" (3.71m x 1.98m)

A larger than average carpeted single bedroom with a radiator and a rear window.

Bathroom/WC.

6' 8" x 5' 7" (2.03m x 1.70m)

With a white suite comprising close coupled WC, pedestal basin and bath. Vinyl flooring, ceramic tiled splash backs plus a radiator.





FRONT GARDEN

Laid to some stone chippings and with a path leading to the front door and side of the property (rear gated access to the garden).

REAR GARDEN

A fully enclosed garden with areas of patio and decking to maximise the area available. Fenced boundaries and excellent privacy.


DRIVEWAY

2 Parking Spaces


Side by side space for two vehicles.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

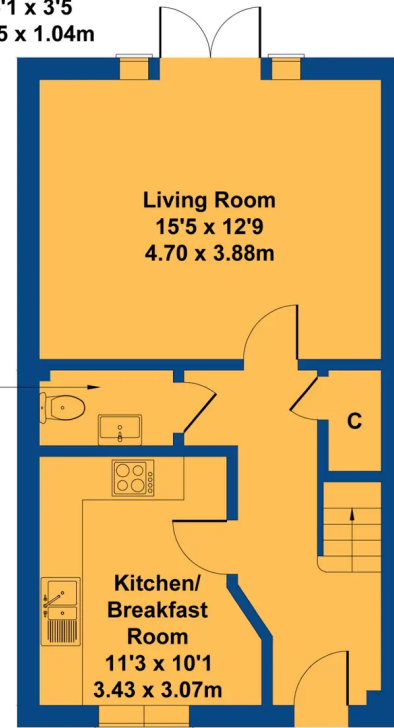
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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Approximate Gross Internal Area
883 sq ft - 82 sq m

Cloakroom/WC
6'1 x 3'5
1.85 x 1.04m



GROUND FLOOR

Bathroom



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/

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