

52 Heol Y Sianel

Rhoose

Stunning 5-bed townhouse with channel views & versatile accommodation spread over 3 levels. Boasting 2/3 reception rooms, spacious double bedrooms, a social kitchen/family room, en-suite facilities, ample parking, landscaped garden, and impressive EPC rating. A truly impressive property!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- VERSATILE ACCOMMODATION OVER 3 LEVELS
- BEAUTIFUL CHANNEL VIEWS
- SOCIAL KITCHEN/ FAMILY ROOM
- EN-SUITE AND TWO FURTHER BATHROOMS
- LANDSCAPED REAR GARDEN
- IMMACULATELY PRESENTED 2/3 RECEPTION ROOMS AND 5 DOUBLE BEDROOMS
- OFF ROAD PARKING FOR 2 VEHICLES AND SINGLE GARAGE
- EPC RATING B85





Entrance Hallway

Access via a composite door with opaque glazing and contemporary handle. This is a stylish laminate flooring which leads through to a handy understairs storage space along with a further panelled door leading to an additional storage cupboard. Full height panelled doors leading to the Living Room, Study, Utility/ WC and social Kitchen/ family room. Carpeted staircase with Oak handrail leading to the first floor. Radiator.

Living Room

13' 4" x 12' 2" (4.06m x 3.71m)

An excellent carpeted sized room which has dual aspect windows, one to the front (with open channel views) & one to the side. Both windows have fitted shutters. Radiator.

Study

6' 10" x 6' 5" (2.08m x 1.96m)

A functional carpeted room with fitted shutters to the front window enjoying open channel views. Radiator and wall mounted fuse box.

Utility/ WC

6' 5" x 5' 5" (1.96m x 1.65m)

With a laminate flooring this room has a white close coupled WC, wash handbasin with a vanity cupboard under plus integral washing machine (to remain). There are storage shelves within the counter storage space. Radiator and an extractor.

Social Kitchen/ Family Room

25' 8" x 10' 2" (7.82m x 3.10m)

Running the full width of the property this room has a laminate flooring and is in two distinct areas. Initially the kitchen is comprehensively appointed with matching base and eye level high gloss units, which are complimented by modern worktops which have a one and a half bowl stainless steel sink unit with mixer tap inset.





Integrated appliances include a 4-ring gas hob, with double electric oven/ grill under with extractor hood over with matching splashback. Integrated dishwasher with space for an integrated or freestanding fridge/ freezer. Concealed boiler which fires the gas central heating for the property. Rear window looking onto the enclosed rear landscaped garden. Extractor. Radiator. The dining part of the room provides the perfect space for a family table and chairs. Here there is a radiator and French doors leading out onto the rear garden.

Landing

A central carpeted landing which has panelled doors giving access to 3 of the 5 bedrooms, a family bathroom and an airing cupboard which houses the hot water cylinder and provides slatted shelves for towels and linen. There is a front window enjoying the Channel views plus radiator.

Bedroom One

17' 2" x 9' 9" (5.23m x 2.97m)

A very spacious carpeted main bedroom which has radiator, with the focal point being the front window which enjoys fabulous open views over the Channel. There is a luxury range of fitted Sigma3 bedroom furniture to include effectively 3 double wardrobes, a single wardrobe, overhead storage, dressing table, bedside and chest of drawers. A panelled door leads to the en-suite.

En-Suite

9' 4" x 5' 10" (2.84m x 1.78m)

Again, a really spacious with a white suite comprising of WC, pedestal basin and fully tiled double shower cubicle with thermostatic shower inset. There is an easy wipe tiled effect flooring, radiator and ceramic tiled splashbacks and deep sill with an opaque rear window. Extractor and shaver point.





Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m)

A dual aspect double bedroom which has laminate flooring, radiator. Side window and front window (again enjoying the Channel views).

Bedroom Three

11' 0" x 8' 5" (3.35m x 2.57m)

Another carpeted double bedroom with rear window, radiator and double width fitted wardrobe accessed via a single panelled door. (This bedroom is currently used for storage and thus is not photogenic, but it is decorated in comparison to the rest of the property).

Bathroom/ WC

7' 5" x 6' 5" (2.26m x 1.96m)

A pristine bathroom with a white suite comprising of close coupled WC, pedestal basin and bath with glass shower screen and an electric shower over. Easy wipe tiled effect floor, ceramic tiled splashbacks and deep sill with an opaque window to the rear. Radiator. Extractor and shaver point.

Second floor landing

Carpeted with Oak handrail and panelled doors giving access to the remaining 2 of the 5 bedrooms and shower room/WC which effectively serves as an en-suite to both bedrooms on this level.

Bedroom Four

16' 7" x 12' 2" (5.05m x 3.71m)

Carpeted double bedroom with rear Velux window, front French style doors which lead onto a glazed Juliette balcony, which affords the glorious Channel views. Radiator and loft hatch (which has a pull-down ladder and is fully boarded).

Bedroom Five

16' 8" x 9' 9" (5.08m x 2.97m)

Fifth double carpeted bedroom with a Velux window, radiator and French doors giving access onto a second glazed Juliette balcony which again affords open Channel views. There is a fitted double width storage cupboard accessed via a single panelled door.





Shower Room/ WC

7' 5" x 4' 3" (2.26m x 1.30m)

Immaculate comprising of a white WC. pedestal basin and single fully tiled shower cubicle with thermostatic shower inset. Easy wipe vinyl flooring with ceramic tiled splashbacks and deep sill with opaque rear window. Extractor, shaving point and radiator.

Front Garden

Laid to lawn and with a central path leading to the front door. Bordered by wrought iron railing style fencing and gate. Additionally, there are various planted beds adjacent to the property. CCTV to the front.

Rear Garden

Fully enclosed, this beautifully landscaped rear garden has areas of slabs, level false lawn and Cotswold stone chipped walkways and raised planter. There is a mix of a brick boundary wall plus stylish featheredged fencing side boundary. A pedestrian gate leads to the tarmacked drive and garage. Outside tap. CCTV to the rear.

GARAGE

Single Garage

A detached brick built garage with up and over door, storage into the rafters. There is power and lighting provided and CCTV camera attached too.

DRIVEWAY

2 Parking Spaces

Laid to tarmac providing off road parking for 2 vehicles and leading to the detached garage. CCTV covering rear.

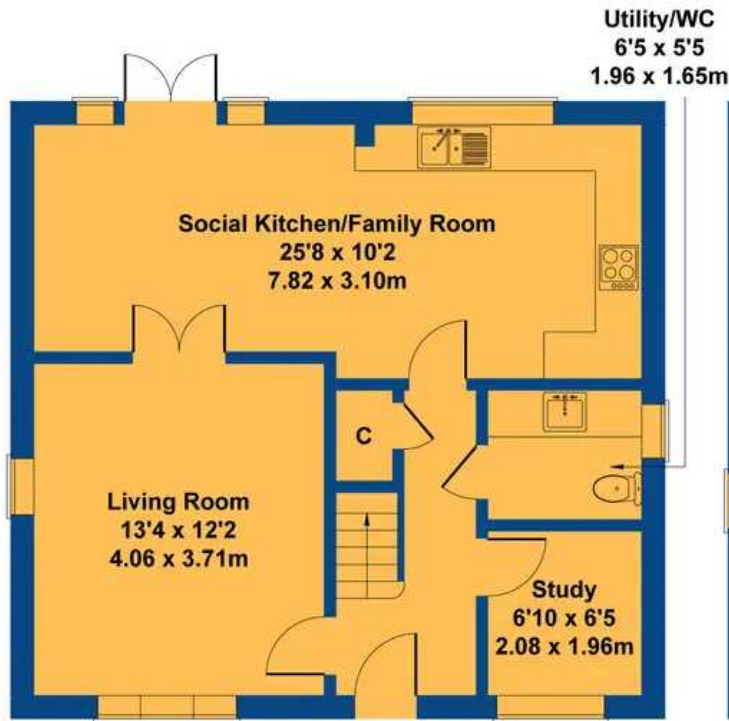




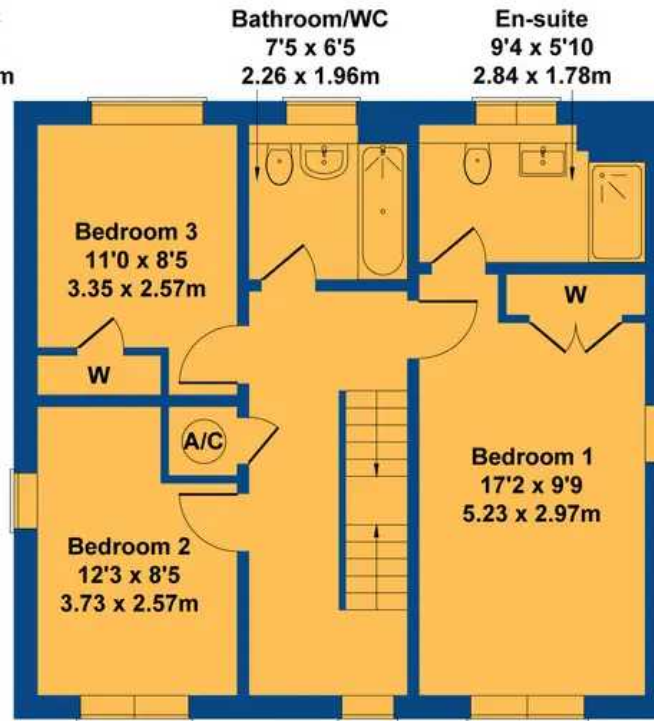


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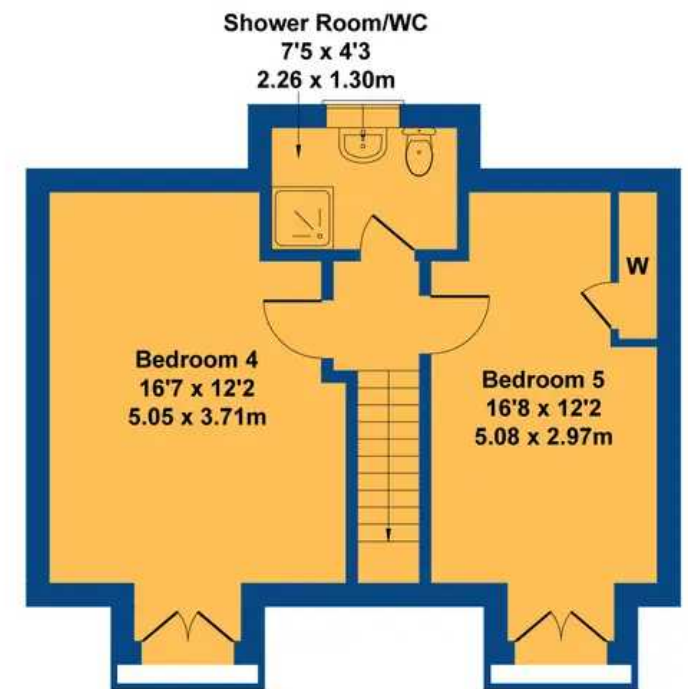
Approximate Gross Internal Area
1711 sq ft - 159 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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