

**Chris Davies**  
residential sales & lettings

**47 Maes Y Gwenyn, Rhoose**  
**£435,000**



## 47 Maes Y Gwenyn

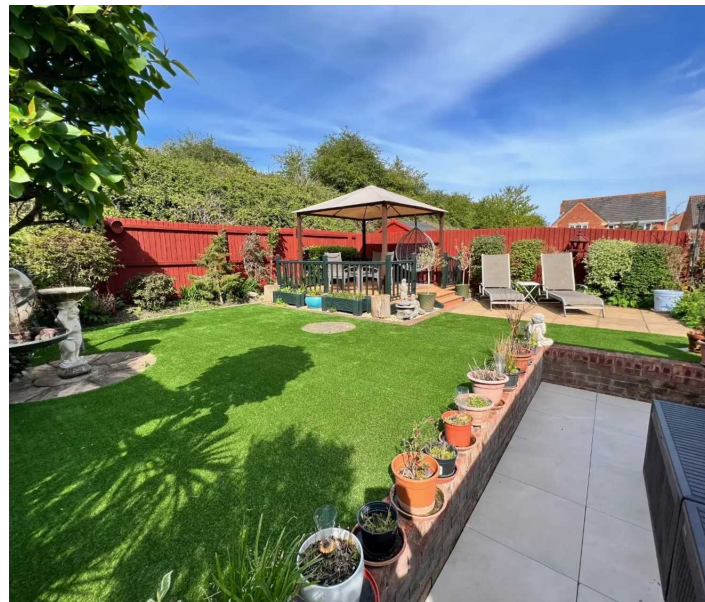
Rhoose Point

Luxurious 4-bed detached house in desirable area. Impeccably maintained with modern kitchen, conservatory, and outdoor oasis including spacious patio, false lawn, and sun deck. Ample parking, integral garage. EPC C72. No chain - your dream home awaits!

Council Tax band: F

Tenure: Freehold

- 4 DOUBLED BEDROOM DETACHED HOUSE
- 2 RECEPTIONS & CONSERVATORY EXTENSION
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- IMMACULATE CONDITION THROUGHOUT
- 3 CAR DRIVEWAY AND INTEGRAL GARAGE
- BEAUTIFUL ENCLOSED REAR GARDEN
- EPC RATING OF C72 ; NO ONWARD CHAIN





### **Entrance Hall**

7' 2" x 5' 7" (2.18m x 1.70m)

Approached via storm canopy and through a modern door, the hall has an initial hard-wearing foot-wipe section with the remainder being carpeted. Doors lead to the cloakroom/WC, living room, kitchen and handy store cupboard. Radiator and carpeted stairs to the first floor.

### **Cloakroom/WC**

5' 6" x 3' 9" (1.68m x 1.14m)

With a white WC and basin with tiled splashback. Carpet, radiator and extractor.

### **Living Room**

16' 2" x 12' 11" (4.92m x 3.93m)

Larger dimension into bay. Carpeted and with a front bay window plus side window too. Contemporary fireplace with marble back and hearth with coal effect gas fire inset. Two radiators and glazed door to the dining room.

### **Dining Room**

14' 11" x 8' 5" (4.54m x 2.56m)

Carpeted and with radiator, door to kitchen and concertina uPVC doors to the conservatory.

### **Conservatory**

12' 8" x 10' 9" (3.86m x 3.27m)

A large extension with uPVC windows and French doors, glazed roof with blinds and power points. Radiator and side boundary brick wall.

### **Kitchen/Breakfast Room**

10' 10" x 10' 7" (3.30m x 3.22m)

With a great range of storage units, modern tops with matching breakfast bar and integrated appliances including oven/grill, 4 ring gas hob with hood over and dishwasher. Radiator, rear window and 6 ceiling spotlights. Ceramic tiled splashbacks and sill. Cushioned vinyl flooring and wine rack. Door to the utility room.





### Utility Room

With cushioned vinyl flooring, further units and worktops and a wall mounted boiler firing the central heating. Doors to the garage and rear garden. Radiator.

### Landing

Carpeted, front window with sea glimpse, radiator and doors to the 4 bedrooms, bathroom and airing cupboard with renewed steel water tank. Loft hatch with ladder to a mostly boarded loft space.

### Bedroom One - 13' 2" x 12' 10" (4.01m x 3.91m)

Carpeted and with a range of 3 double fitted robes along one wall. Front window with sea glimpse. Radiator. Door to the en-suite.

### En-suite - 6' 5" x 6' 4" (1.95m x 1.93m)

Immaculate and with a white suite comprising WC, basin and shower cubicle. Opaque side window with tiled sill and matching splashbacks. Radiator, mirror with light and shaver point.

### Bedroom Two

11' 0" x 9' 11" (3.35m x 3.02m)

Carpeted and with a front window with sea glimpse. Recessed double robe and radiator.

### Bedroom Three

11' 8" x 11' 2" (3.55m x 3.40m)

Carpeted and with a rear window. Double robe and radiator.

### Bedroom Four

11' 2" x 11' 1" (3.40m x 3.38m)

Carpeted and with a rear window plus radiator.

### Family Bathroom

8' 0" x 7' 4" (2.44m x 2.23m)

Immaculate and with a white suite with WC, basin and bath with telephone style shower unit plus rainfall style unit. Obscure rear window with tiled sill and matching splashbacks. Radiator, shaver point and extractor.





### **REAR GARDEN**

Initially with a patio with water tap covered by a German imported glazed canopy. Steps lead to a newly laid false lawn which is flanked by shrubs and plants. Further composite sun deck with gazebo. Enclosed by well maintained fencing and enjoying great privacy.

### **FRONT GARDEN**

Landscaped frontage with shrubs and stone chippings.

### **DRIVEWAY**

3 Parking Spaces

Newly resurfaced and with space for three vehicles. Leading to the garage and pedestrian access to the side.

### **GARAGE**

Single Garage

Accessed via electric door, there is power and lighting and a return door to the utility room.







# 47 Maes Y Gwenyn

Approximate Gross Internal Area  
1625 sq ft - 151 sq m



GROUND FLOOR

FIRST FLOOR

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





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