





Swn-y-Mor South View

Rhosee

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- GLORIOUS SEA VIEWS TO THE FRONT
- DRIVE IN/DRIVE OUT DRIVE & ELECTRIC GATES
- SPACIOUS VERSATILE ACCOMMODATION
- 4 DOUBLE BEDROOMS & 2 BATHROOMS
- 34' LOUNGE AND DINING ROOM
- LARGE FAMILY KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE/WORKSHOP
- EXCELLENT EPC RATING OF B81





Entrance Hallway

Access via a uPVC door with frosted glazed lead effect panel. With a travertine flooring. Wide panelled doors give access to cloakroom/ WC, eat in/ social kitchen and formal lounge (the latter two have glazed panels). Smooth coved ceilings and radiator.

Cloakroom WC

10' 8" x 3' 5" (3.25m x 1.04m)

With travertine flooring and a white suite comprising WC and pedestal basin with tiled splashback. Obscure side window. Wall mounted combi boiler firing the central heating and towel style radiator.

Lounge Dining Room

34' 1" x 13' 10" (10.39m x 4.22m)

With the travertine flooring throughout, this room has sliding uPVC doors leading to the raised veranda and to the rear there is a window. There are two radiators and a smooth coved ceiling, with 3 contemporary light fittings to remain. A carpeted staircase with Oak spindles and balustrade lead to the first floor. Complimenting glazed doors (oak) lead through to the social kitchen and the ground floor bedroom quarters.

Social Kitchen

26' 4" x 12' 0" (8.03m x 3.66m)

With travertine flooring. The kitchen is superbly appointed with a contrasting range of blue and grey eye level and base units. These are complimented by modern worktops which have a one and half bowl stainless steel sink unit inset with a swan style mixer tap. Integrated appliances which include an immaculate five-ring gas hob with extractor hood over and glass splashback. Further double electric oven with grill, fridge and dishwasher. There is a peninsular style breakfast bar which can comfortably seat 6 persons, and there is handy storage under.





Social Kitchen continued:

Radiator, smooth covered ceiling with two modern light fitments - each with six spotlights - to remain. There is free standing space for a US style fridge if required. The room has a radiator, a chrome heated towel rail, two side windows and a rear patio door giving access to the enclosed rear garden. Additional dresser style unit with glazed display cupboards. A panelled door leads to the Utility Room.

Utility Room

7' 4" x 6' 8" (2.24m x 2.03m)

With the travertine flooring the utility room has a smooth covered ceiling with light fitment to remain. Radiator. Space for additional appliances and plumbing for the washing machine. With further storage cupboards adjacent. There is also an extraction unit for tumble dryer as required.

Inner hall

5' 9" x 3' 4" (1.75m x 1.02m)

Carpeted with panelled doors giving access to the two ground floor bedrooms and shower room/ WC. Smooth covered ceilings with contemporary light fitment.

Bedroom Three

12' 11" x 12' 0" (3.94m x 3.66m)

A spacious carpeted double bedroom which has a smooth covered ceiling with contemporary light fitment. Radiator and picture front window enjoying an open aspect over the Channel.

Bedroom Four

12' 6" x 12' 1" (3.81m x 3.68m)

A spacious carpeted double bedroom which has a window looking onto the rear garden. Radiator and a smooth covered ceiling with central light fitment to remain. Freestanding triple wardrobe will remain.





Shower Room/ WC

8' 5" x 7' 9" (2.57m x 2.36m)

With tiled flooring and ceramic tiled walls, splashbacks and sill, the wet room has a white close couple WC, pedestal basin and walk in shower area with natural soakaway and glass screen division. Smooth ceiling with central light fitment and oversized chrome heated towel rail. Side obscure window.

Landing

15' 6" x 13' 10" (4.72m x 4.22m)

A carpeted area which in essence is a "usable room". It has a radiator, Velux rear window and smooth ceiling with two modern light fitments. Loft hatch. Ideal perhaps as a working study or play area for children.

Bedroom One

20' 9" x 12' 1" (6.32m x 3.68m)

A large carpeted double bedroom which has front windows enjoying a superb aspect over the Bristol Channel. There are two radiators, a second loft hatch and panel door leading to a handy walk-in storage cupboard (12' x 5'3") which has a light and restricted headroom.

Bedroom Two

20' 8" x 12' 1" (6.30m x 3.68m)

A very spacious carpeted double bedroom with a front window enjoying a panoramic Channel view. There are two radiators and a smooth covered ceiling with two modern light fitments. A panelled door leads into a walk-in storage cupboard (12' x 5'3") which again has restricted headroom.



Bathroom

13' 9" x 11' 5" (4.19m x 3.48m)

A huge by comparison and carpeted bathroom which enjoys a white suite comprising close couple WC, pedestal basin and bath. There are ceramic tiled splashbacks. A smooth covered ceiling with spotlight and light fitment. Radiator and the focal point is the front window enjoying the Channel view.



FRONT GARDEN

69' 12" x 33' 12" (21.34m x 10.36m)

Accessed via electronic gates from the front to ensure privacy and there is a drive in/ drive out circular drive laid primarily to stone chippings. There is a central infill area laid to lawn. Adjacent to the property is a raised veranda style patio with ramp and stepped access and this forms an attractive viewpoint to enjoy the Channel views. To the right side of the property (from the front) there is a secure gated area ideal for general storage and this leads to the rear garden, there is also similar to the left-hand side of the property.

REAR GARDEN

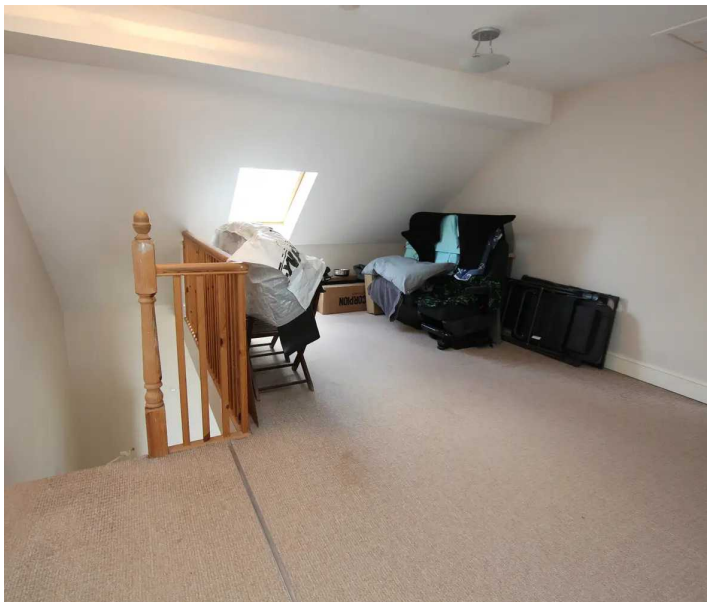
31' 12" x 50' 0" (9.75m x 15.24m)

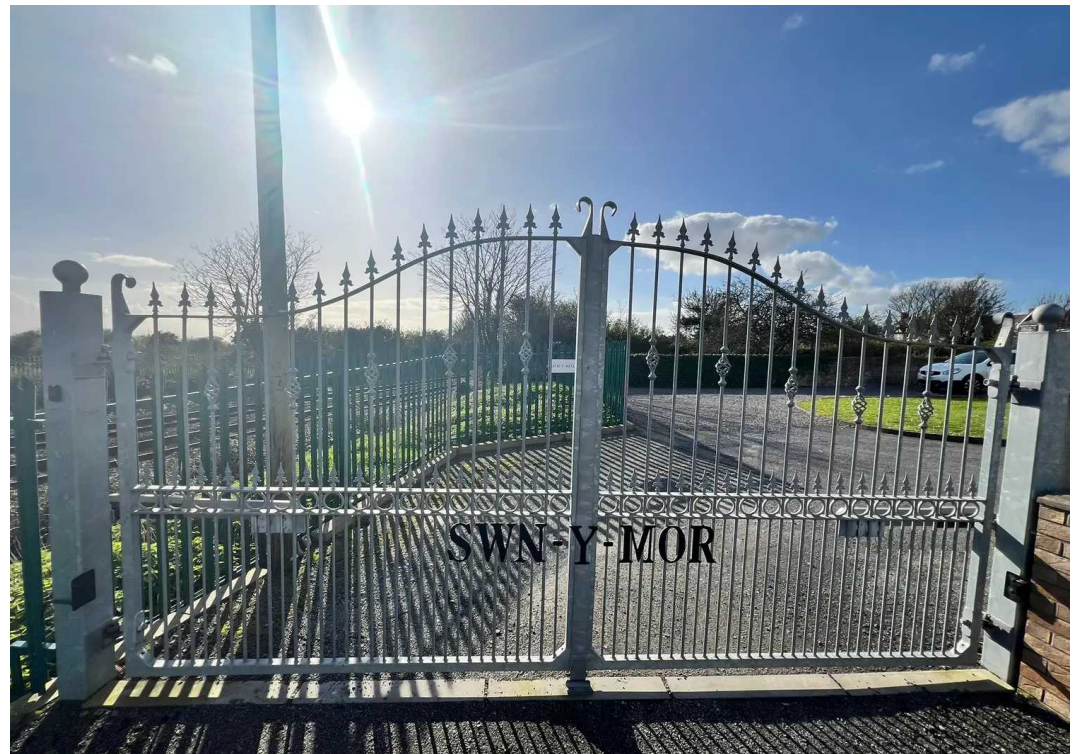
With initial areas of stone chippings and patio, the majority is laid to lawn. There is a circular slightly raised platform ideal for a pool or patio furniture. The garden is nicely enclosed by fencing and well-maintained hedgerow. There is an outside tap. Large summerhouse style construction with power and lighting provided.

SECURE GATED


12 Parking Spaces


Accessed via electronic gates from the front to ensure privacy and there is a drive in/ drive out circular drive laid primarily to stone chippings.







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			
		81	87
England, Scotland & Wales		EU Directive 2002/91/EC 	

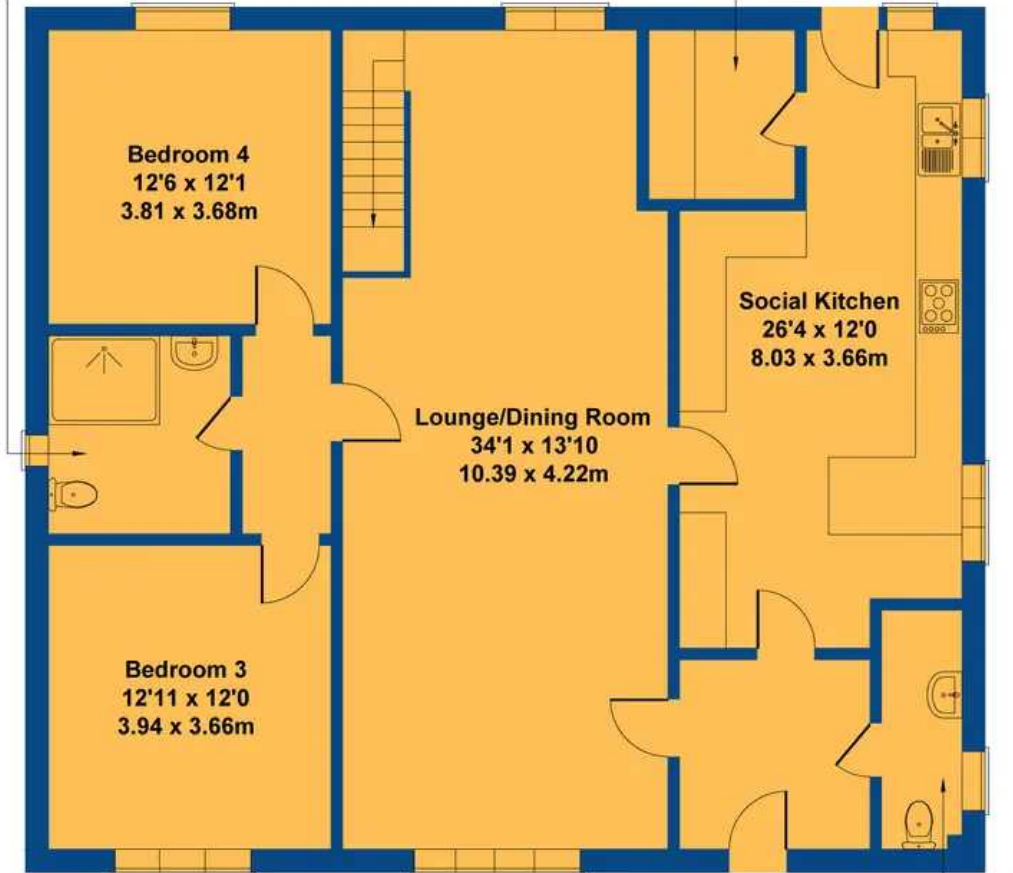
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		78	84
England, Scotland & Wales		EU Directive 2002/91/EC 	

Swn-Y-Mor, South View

Approximate Gross Internal Area
2422 sq ft - 225 sq m

Shower Room/WC
8'5 x 7'9
2.57 x 2.36m

Utility
7'4 x 6'8
2.24 x 2.03m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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