





14 Maes Lindys

Rhose Point

Immaculate 4-bed detached house in peaceful cul de sac with modern kitchen/diner, 2 receptions, refurbished en-suite & bathroom, utility room with new boiler, double driveway, walled garden with decked area & shed. Stylish, functional, and perfect for family living.

Council Tax band: E

Tenure: Freehold

- BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED
- 2 RECEPTIONS & 23' KITCHEN/DINER
- REFITTED CLOAKS, EN-SUITE & BATHROOM
- DOUBLE DRIVE & WALLED REAR GARDEN
- UTILITY ROOM WITH RECENTLY RENEWED COMBI BOILER
- EPC RATING TO BE CONFIRMED
- CUL DE SAC LOCATION; SHORT WALK TO RAIL STATION





Entrance Hall

Accessed via a modern part glazed front door, the hall had doors off to the cloakroom/WC, living room and sitting room. A carpeted staircase leads to the first floor./ Radiator.

Cloakroom/WC

Fitted with a white suite comprising a WC and wash basin with vanity cupboard under. Limestone style splashbacks and sill. Radiator and laminate flooring.

Living Room

47' 11" x 36' 5" (14.60m x 11.11m)

A stylish room with light laminate flooring and this flows into the dining area. There is a front window, radiator and square opening to the dining space.

Kitchen/Dining Room

23' 3" x 8' 4" (7.09m x 2.54m)

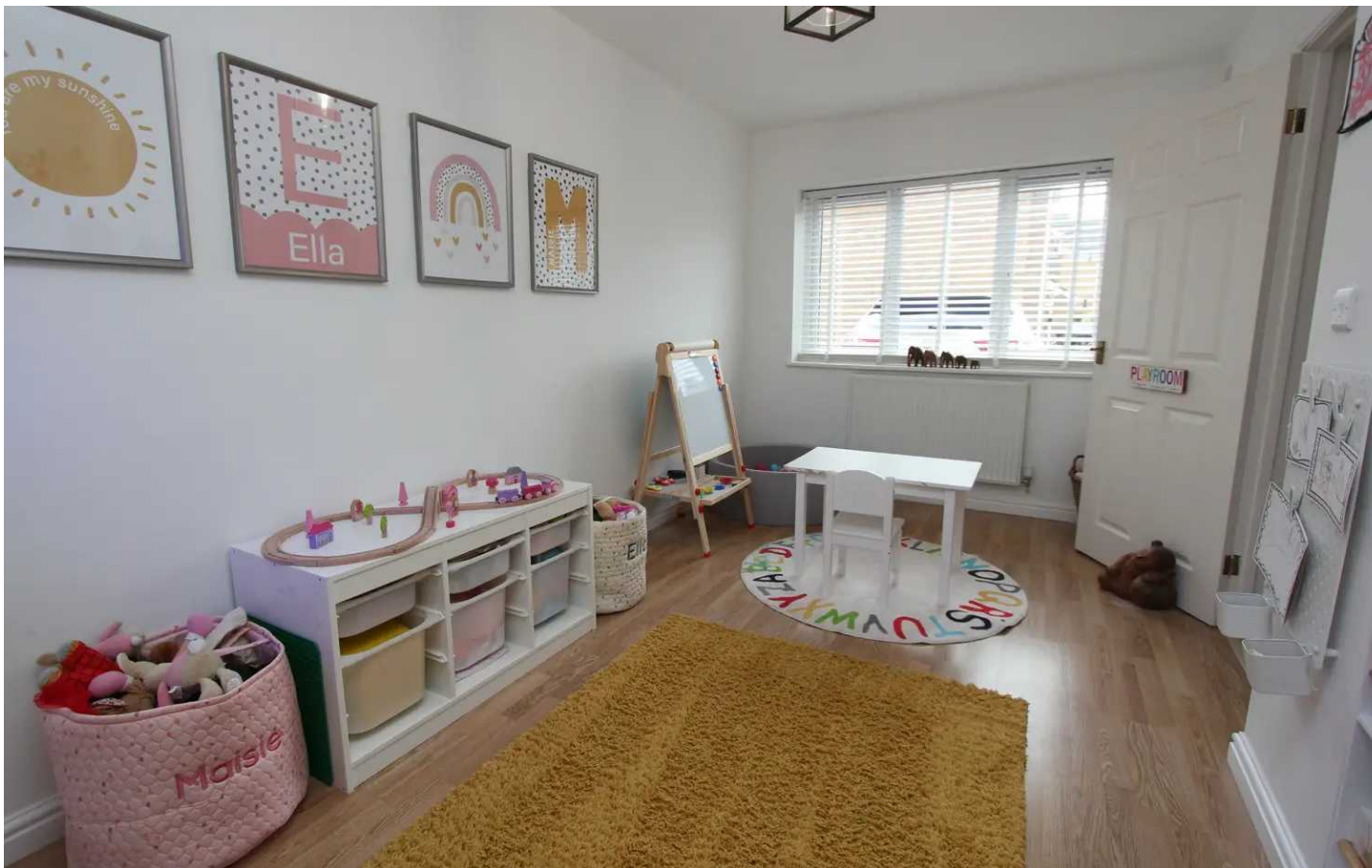
Previously two rooms, but now a more practical open kitchen/dining space embracing family life. Initially, there is space for the table and chairs and here French doors lead off to the rear garden. Two further windows overlook the garden which makes the room light and airy. The kitchen area is well appointed with modern units and complemented by modern worktops. Integrated appliances include a 4 ring gas hob with extractor hood over and oven under plus further fridge/freezer. Built in wine rack. Ceramic tiled splashbacks and a waterproof laminate flooring extends through the room. An arch leads to the functional utility room.

Utility Room

11' 8" x 4' 10" (3.56m x 1.47m)

Comprising additional storage (and cupboard space) and with space for a washing machine and tumble dryer as required. A part glazed door leads to the side/rear. Worktop space with secondary sink unit. Wall mounted combi boiler which fires the gas central heating. Extractor waterproof laminate flooring and tiled splashbacks.





Sitting Room

17' 0" x 8' 2" (5.18m x 2.49m)

Formerly the garage and now a really handy additional reception room ideal as a playroom, study, office and ground floor bedroom if needed. It has a front window and radiator plus a laminate flooring.

Landing

Carpeted and with matching doors leading off to the 4 bedrooms and bathroom. Drop down loft hatch.

Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m)

A stylish carpeted double bedroom with front window, radiator and door to a refitted en-suite.

En-Suite - 7' 9" x 4' 1" (2.36m x 1.24m)

Beautifully refitted with a white suite comprising a WC, wash basin with vanity cupboard under and shower cubicle. There are ceramic tiled splashbacks and flooring plus chrome heated towel rail.

Bedroom Two

11' 10" x 8' 7" (3.61m x 2.62m)

A second carpeted double bedroom with a front window and radiator.

Bedroom Three

10' 0" x 8' 7" (3.05m x 2.62m)

A carpeted bedroom with rear window and radiator.

Bedroom Four

10' 2" x 7' 10" (3.10m x 2.39m)

A carpeted bedroom with rear window and radiator.

Bathroom WC

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

Like the en-suite, recently refitted and gorgeous. With a white suite comprising WC, basin with vanity cupboard under, bath and quadrant shaped shower cubicle. Contemporary tiled flooring and tiled splashbacks plus an obscure rear window. Fully ceramic tiled walls plus chrome heated towel rail.





REAR GARDEN

34' 12" x 30' 0" (10.67m x 9.14m)

A private westerly facing rear garden which is enclosed by a mix of brick wall and fencing. There is an initial area of decking and the majority laid to level lawn with some planted beds. Garden shed to remain, outside tap and handy storage space to the side for recycling receptacles and so on. Outdoor electric socket for ease.

FRONT GARDEN

With a curved hedge and primarily laid to a mix of tarmac and Cotswold stone chippings for parking. Path to the front door.

DRIVEWAY

2 Parking Spaces

With two side by side spaces in front of the main elevation.





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Approximate Gross Internal Area
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2024
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