





## 38 Heol Y Sianel

Rhoose Point

A stunning 4-bed detached house in sought-after Rhoose Point, with spacious rooms, trendy kitchen, en suite, and impressive EPC rating. Features a delightful garden with patio, lawn, sun deck, and storage shed. Driveway parking for two cars. Ideal for modern living and outdoor relaxation.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- MODERN WELL PRESENTED PROPERTY
- RHOOSE POINT LOCATION - WITHIN WALKING DISTANCE TO RAIL STATION
- FOUR DOUBLE BEDROOMS; BATHROOM PLUS EN SUITE
- TWO RECEPTION ROOMS; KITCHEN DINER PLUS UTILITY
- EPC B83; DRIVEWAY PARKING; PRIVATE GARDEN





### **Entrance Hall**

Accessed via composite front door. Tiled floor and carpeted stairs to the first floor. Radiator and alarm panel plus under stair recess. Matching Oak doors to lounge, kitchen WC Cloaks and second reception room.

### **Living Room**

25' 4" x 10' 4" (7.72m x 3.15m)

A good size reception room with laminate floor and plenty of space for family table and chairs. Radiators. Window and double opening doors to rear garden.

### **Kitchen/Breakfast Room**

11' 3" x 8' 2" (3.43m x 2.49m)

Continuation of the tiled floor, the kitchen is fitted with a modern range of eye level and base units with complementing work surfaces. One and a half bowl sink unit plus 4 ring gas hob, double oven under, stainless steel splash back and cooker hood. Space for tall fridge freezer. Space for table and chairs. Front aspect window and radiator.

### **Cloakroom/WC**

6' 1" x 3' 3" (1.85m x 0.99m)

Continuation of the tiled floor, a white suite comprises close coupled WC with button flush and pedestal wash basin with tiled splash back. Ladder style heated towel rail plus extractor.

### **Utility**

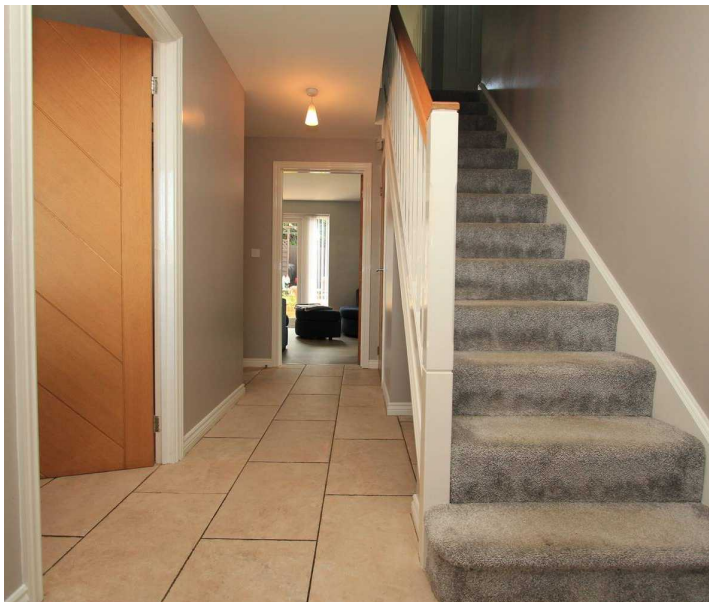
9' 11" x 5' 11" (3.02m x 1.80m)

Laminate floor and work surfaces with eye level and base units. Space and plumbing for appliances. Wall mounted heater and inset ceiling lights. Oak door leads to the second reception / sitting room.

### **Second Reception / Sitting Room**

13' 1" x 9' 9" (3.99m x 2.97m)

A handy second reception room with front aspect window. Laminate floor and modern wall mounted fire. Inset ceiling lights. (previously the garage)





### Landing

Carpeted wide landing with loft hatch, radiator and matching doors to four bedrooms, bathroom and deep storage cupboard.

### Bedroom One

Measurements exclude deep door recess. Carpeted double bedroom with two front aspect windows. Radiator. Over stair recess and double fitted wardrobes. Door to en suite.

### En-suite

7' 5" x 3' 11" (2.26m x 1.19m)

Shower cubicle with folding doors and thermostatic shower - fixed rainfall style head and separate rinser, WC with button flush and sink set into vanity cupboard. Splash back tiled areas. Electric shaving point and extractor. Ladder style heated towel rail. Vinyl floor.

### Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)

Carpeted double bedroom with front aspect window. Over stair recess, ideal for storage. Radiator. Triple fitted wardrobes.

### Bedroom Three

10' 7" x 8' 9" (3.23m x 2.67m)

Carpeted double bedroom with rear aspect window and radiator

### Bedroom Four

10' 9" x 7' 5" (3.28m x 2.26m)

Carpeted double bedroom with rear and side aspect window and radiator. Fitted cupboard.

### Bathroom/WC

7' 0" x 6' 7" (2.13m x 2.01m)

White suite comprising panelled bath, sink unit set into vanity cupboards plus WC with button flush. Splash back tiles. Opaque window and extractor. Ladder style heated towel rail. Mirror with light.





## REAR GARDEN

32' 12" x 25' 12" (10.06m x 7.92m)

Beautifully presented and with an initial patio area. Two steps lead up to a grassed lawn with stepping stone feature and this leads to a sun deck with pergola, there is also an area with flower beds with established shrubs and plants. The rear garden is enclosed by well maintained timber fencing. Large composite shed plus storage. Tap. Gate to side.

## FRONT GARDEN

An area of astro turf and stone chippings, ideal for potted plants. Enclosed by brick wall with glass inserts.

## Driveway

2 Parking Spaces

Driveway parking for two vehicles side by side

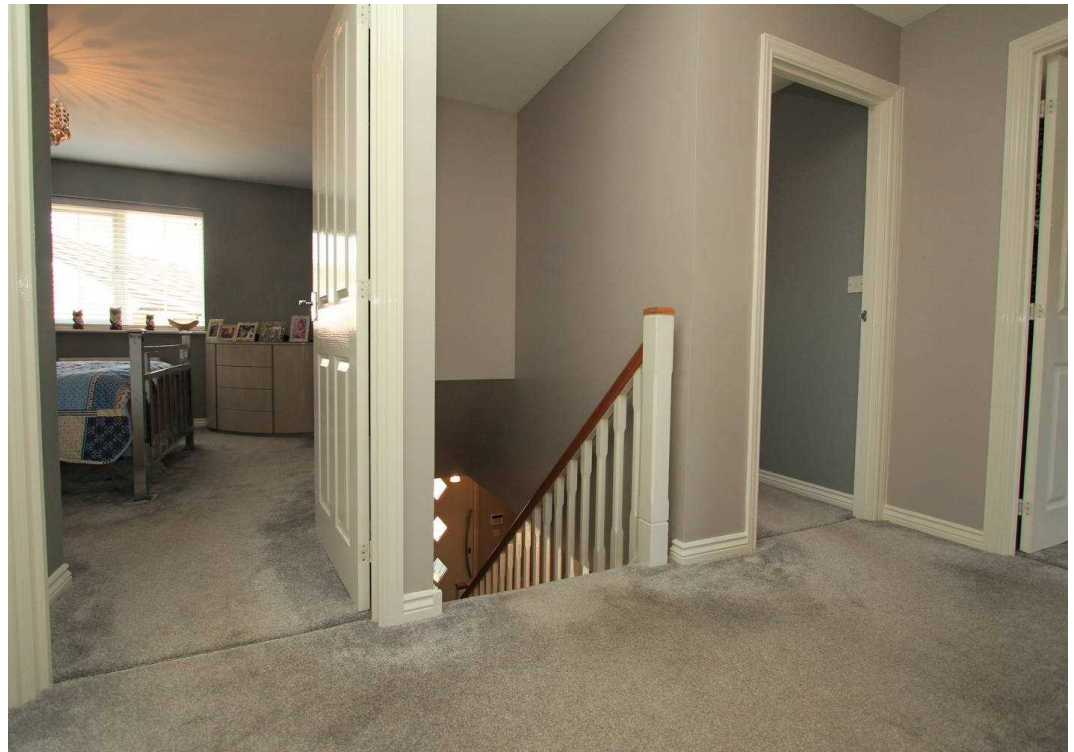
## Service Charge

Please be advised that there is an annual charge (currently £150) which contributes to the upkeep of outside spaces (eg children's park and so on) and this is controlled and managed by REMUS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



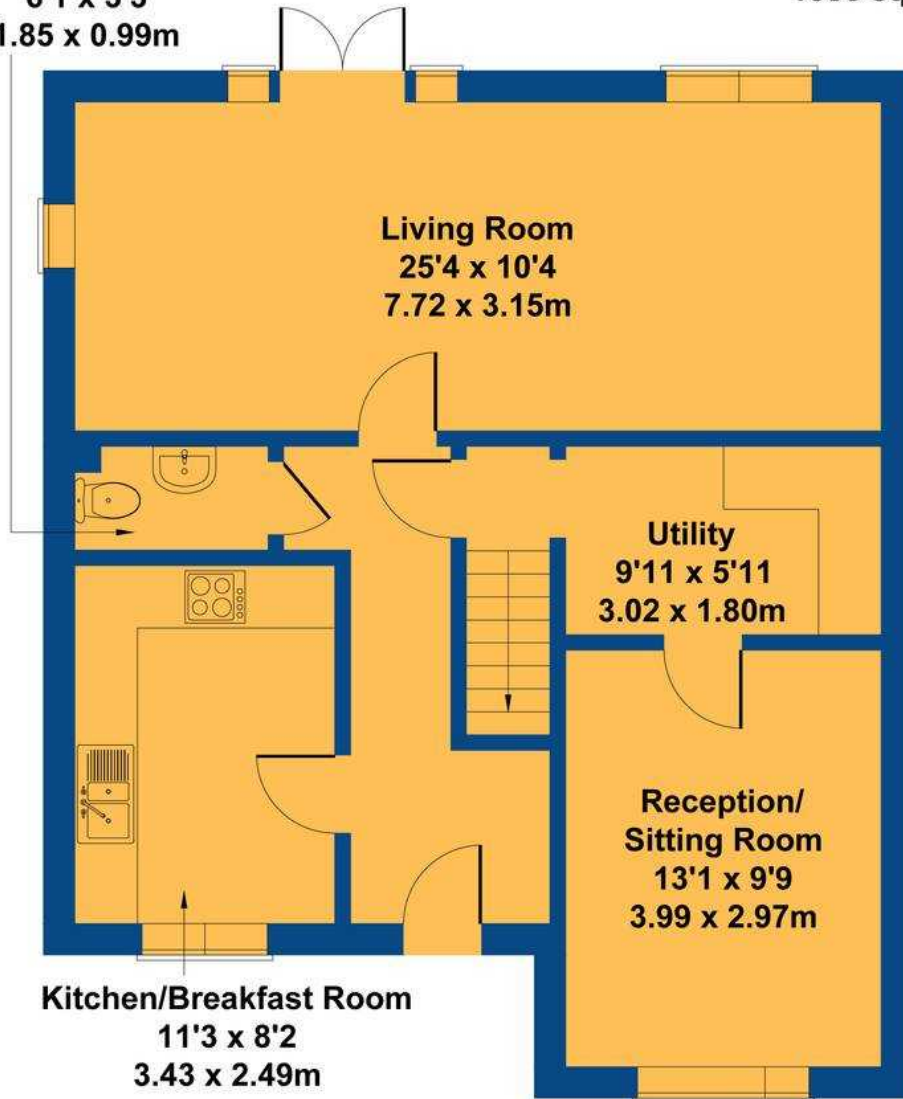


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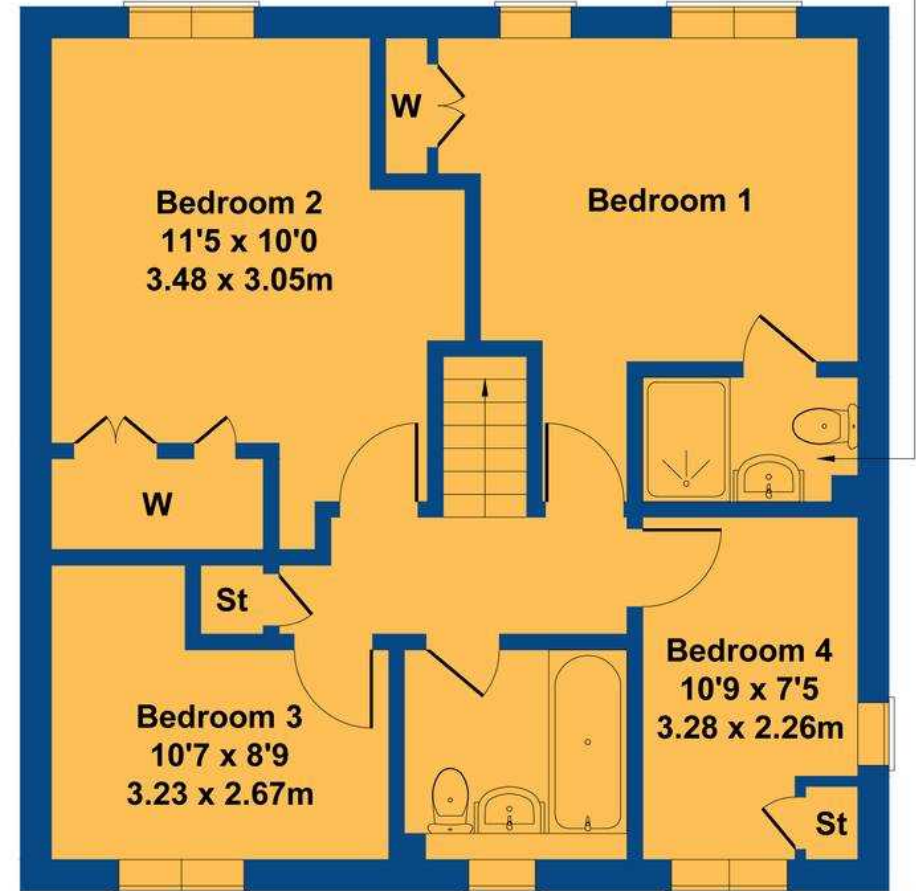
Approximate Gross Internal Area  
1356 sq ft - 126 sq m

Cloakroom/WC  
6'1 x 3'3  
1.85 x 0.99m

En-suite  
7'5 x 3'11  
2.26 x 1.19m



**GROUND FLOOR**



**FIRST FLOOR**

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



## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

[rhoose@chris-davies.co.uk](mailto:rhoose@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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