





## 33 Heol Y Sianel

Rhoose Point

4 GOOD SIZE BEDROOMS & SEA VIEWS - Situated on the 'Channel Heights' development is this well proportioned family home

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- FAMILY BATHROOM & EN-SUITE
- IMMACULATE DETACHED FAMILY HOME
- 4 BEDS & 25' LOUNGE/DINER
- GCH, UPVC, DOUBLE DRIVE, GARAGE
- ENCLOSED REAR GARDEN; SEA VIEWS
- WELL APPOINTED KITCHEN/BREAKFAST RM
- EPC B83





## GROUND FLOOR.

### Entrance Hall.

Accessed via a modern door with two opaque glazed panels and approached via a covered storm porch. The welcoming and freshly decorated hallway is carpeted and has a matching staircase leading up to the first floor. Panelled doors access a full width lounge/dining room, cloakroom/WC, kitchen/breakfast room and handy under stairs storage cupboard. Radiator and fuse box.

### Cloakroom/WC.

Dimensions: 6' 2" x 3' 4" (1.88m x 1.02m). In white and comprising a close coupled WC with button flush plus pedestal wash basin with tiled splash back. Radiator, extractor and cushion vinyl flooring.

### Lounge/Dining Room.

Dimensions: 25' 5" x 10' 10" (7.74m x 3.30m). A very spacious carpeted reception room running the full width of the rear of the property. There are rear French doors giving access out onto the enclosed garden plus a separate window and two radiators.

### Kitchen/Breakfast Room.

Dimensions: 11' 3" x 8' 2" (3.43m x 2.49m). With a good range of matching eye level and base units and these are complemented by modern worktops which have an integrated four ring gas hob with double oven and grill under plus extractor hood over with matching splash back. Further recesses for other appliances as required. There is a matching splash back trim to the worktops, a front window and radiator. Cushion vinyl flooring and smooth ceiling with six recessed spot lights. Space for a small table and chairs if required.





**FIRST FLOOR – Landing** – A central staircase leads to a good size carpeted landing with radiator, loft hatch and matching panelled doors giving access to the four bedrooms, family bathroom/WC and also the walk-in airing cupboard which is 6'6" x 3'0".

**Bedroom One.**

Dimensions: 13' 6" x 13' 3" (4.11m x 4.04m). A good size carpeted bedroom with two sets of front windows enjoying a sea glimpse. Radiator, handy storage recessed area and there is a fitted double wardrobe. A panelled door to the en-suite.

**En-suite.** Dimensions: 7' 7" x 4' 0" (2.31m x 1.22m). In white comprising close coupled WC with button flush, pedestal basin and fully tiled double shower cubicle with thermostatic shower inset. Radiator, shaver point, smooth ceiling with three recessed spot lights, extractor and tiled walls to dado level.

**Bedroom Two.**

Dimensions: 11' 7" x 10' 1" (3.53m x 3.07m). A good size carpeted double bedroom with front window enjoying a generous sea view. Radiator and recessed triple wardrobe. A handy recessed display/storage space.

**Bedroom Three.**

Dimensions: 10' 8" x 8' 7" (3.25m x 2.61m). A carpeted double bedroom with rear window and radiator.

**Bedroom Four.**

Dimensions: 10' 8" x 7' 7" (3.25m x 2.31m). A carpeted single bedroom with rear window and radiator. A panelled door leads to a handy single wardrobe.

**Bathroom/WC.**

Dimensions: 7' 0" x 6' 9" (2.13m x 2.06m). In white comprising close coupled WC with button flush, pedestal basin and bath. Cushion vinyl flooring plus ceramic tiled splash backs and deep sill with opaque rear window. Shaver point, radiator and smooth ceiling with four recessed spot lights and extractor.





## REAR GARDEN

A fully enclosed space with initial patio and then two level areas of lawn. The garden is enclosed by timber fencing and offers gated side access.

### Driveway

2 Parking Spaces

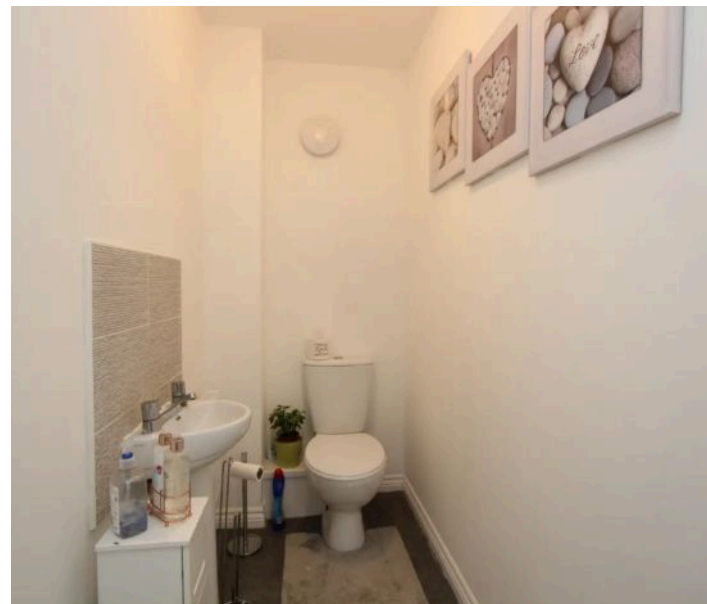
Mainly laid to tarmac and providing side by side off road parking for two vehicles. This leads to the single garage.

### Garage

Single Garage

Accessed via an up and over door, the garage is a single garage and has power and lighting provided.

Agent Note - Service Charge An annual charge equating to approximately £175 is payable to REMUS who will be responsible for the upkeep of 'outside spaces' such as the children's park.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>83</b>	
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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