

3 Maes Y Gwenyn

Rhoose Point

Beautiful 4-bed detached family home in prime location. Features spacious lounge, kitchen dining room, conservatory, double driveway, garage. Energy rating D62. Close to amenities, railway station, shops, school, leisure complex, airport.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- LOUNGE; KITCHEN DINING ROOM; CONSERVATORY
- FOUR BEDROOMS
- FAMILY BATHROOM PLUS EN SUITE
- DOUBLE DRIVEWAY; GARAGE (REMOTE ROLLER DOOR)
- EPC D62





Entrance Hall

With an initial foot wipe area, the hall gives access to the lounge, WC cloaks and kitchen breakfast room. Laminate floor and carpeted stairs to the first floor. Radiator.

WC Cloaks

White close coupled WC with button flush and wash basin set into vanity unit. Extractor. Tiled floor and radiator.

Lounge

14' 1" x 10' 8" (4.29m x 3.25m)

Carpeted lounge with front aspect window. Fire place and radiator. Square opening to kitchen diner.

Dining Room

10' 8" x 9' 0" (3.25m x 2.74m)

Carpeted with plenty of space for table and chairs. Radiator. Open to conservatory and open to lounge.

Kitchen

15' 2" x 8' 0" (4.62m x 2.44m)

Modern kitchen with a range of fitted eye level and base units with complementing work surfaces. Inset Franke sink unit. Eye level double oven. Inset electric hob with cooker hood over. Integrated wine fridge and space for tall fridge freezer. Tiled floor. Rear aspect window and door to utility.



Utility Room

8' 0" x 4' 7" (2.44m x 1.40m)

Continuation of floor. Units and work surfaces plus wall mounted boiler. Door to side / rear of property.

Conservatory

12' 10" x 9' 5" (3.91m x 2.87m)

Carpeted third reception room with windows and doors to rear garden. Wall mounted heater.



Landing

Carpeted landing with loft hatch and doors to four bedrooms and bathroom.

Bedroom One

14' 1" x 11' 6" (4.29m x 3.51m)

Carpeted double bedroom with front aspect window. Fitted wardrobes and radiator. Arch to dressing area with further fitted wardrobes and door to en suite.

En Suite

8' 8" x 5' 5" (2.64m x 1.65m)

Shower cubicle with electric shower inset, close coupled WC with concealed cistern and wash basin set into vanity unit. Tiled floor and walls. Opaque window to front. Radiator.

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

9' 9" x 8' 11" (2.97m x 2.72m)

A carpeted bedroom with rear window and radiator.

Bedroom Four

8' 2" x 7' 4" (2.49m x 2.24m)

Carpeted bedroom with rear aspect window and radiator - currently being used as an office.

Bathroom

7' 10" x 6' 9" (2.39m x 2.06m)

White suite comprising panelled bath, close coupled WC with button flush and pedestal wash basin. Fully tiled walls and floor. Ladder style heated towel rail. Opaque window.





REAR GARDEN

Landscaped, enclosed walled garden with recently replaced fence and decking area.

FRONT GARDEN

An area of stone chippings alongside the double drive.

DRIVEWAY

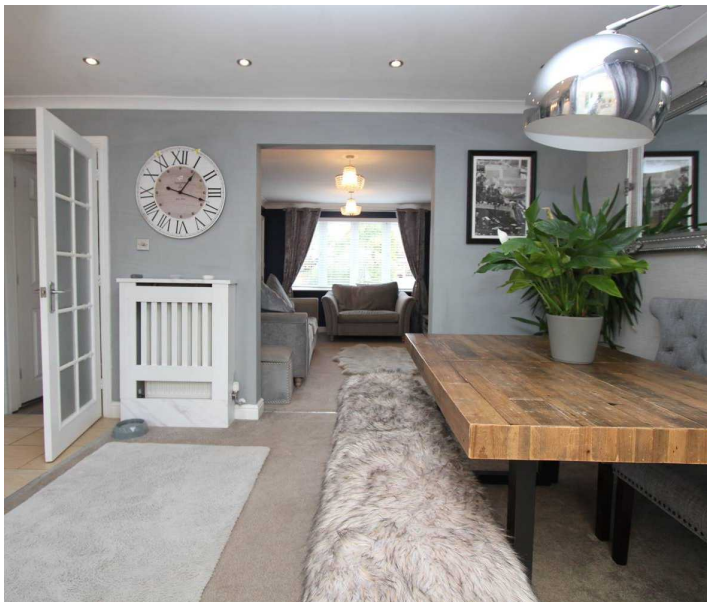
2 Parking Spaces

Interlocking brick paviour providing off road parking for two cars (side by side).

GARAGE

Single Garage

With a remote roller shutter door.



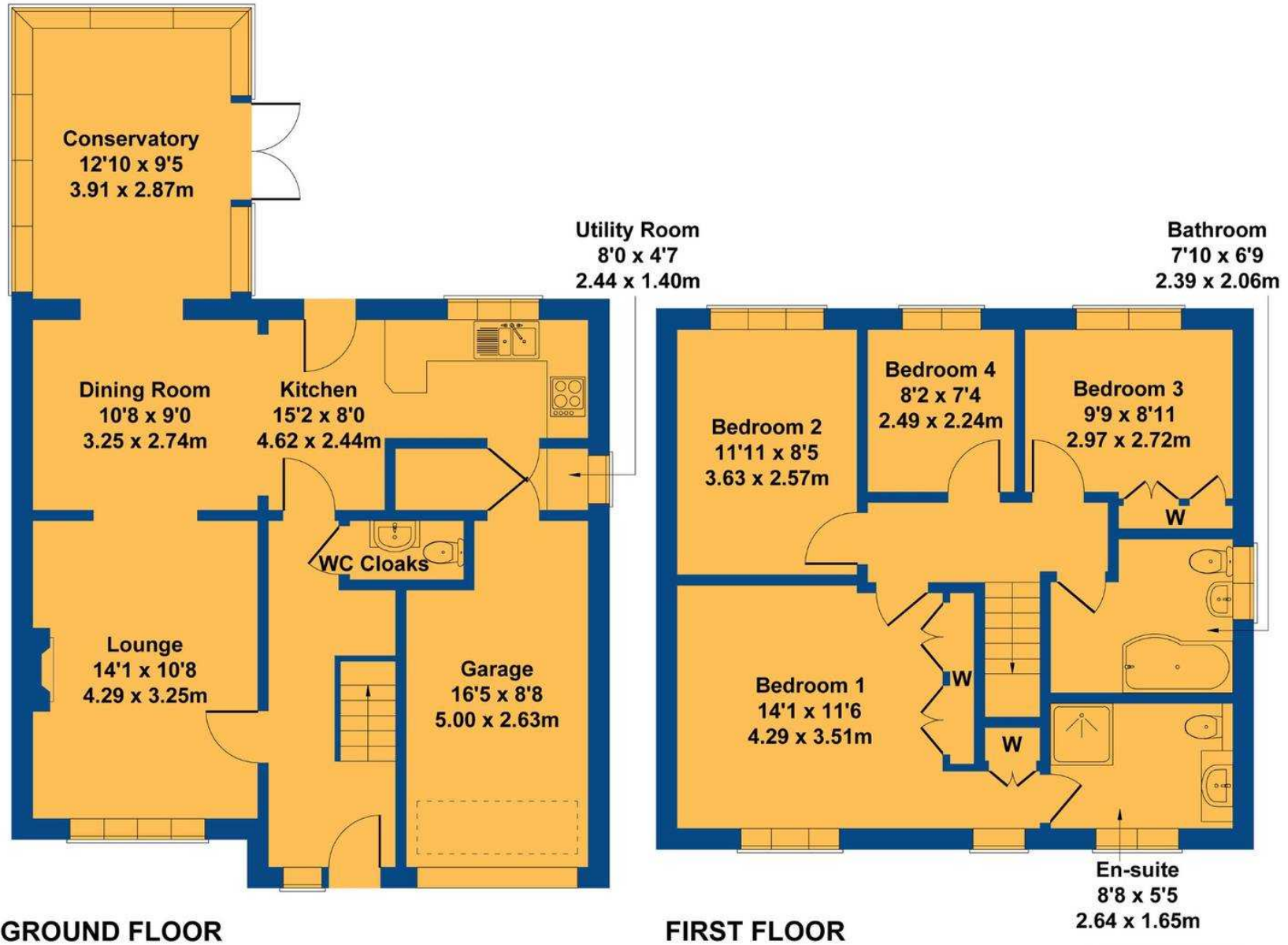


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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		69
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
		EU Directive 2002/91/EC

3 Maes Y Gwenyn

Approximate Gross Internal Area
1410 sq ft - 131 sq m



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

rhouse@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.