

**Chris Davies**  
residential sales & lettings

18 Heol Y Dryw, Rhoose Point

£395,000



## 18 Heol Y Dryw

Rhoose Point

Stunning views, 4/5 bedrooms, 2/3 receptions. Hall, cloaks, sitting room, refurbished kitchen, conservatory, 4 bedrooms, 2 with en-suite. Parking for 2 cars, garden. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GLORIOUS UNINTERRUPTED CHANNEL VIEWS
- 4 OR 5 BEDROOMS; 2 OR 3 RECEPTIONS
- 3 BATHROOMS & REFITTED KITCHEN
- VERY SPACIOUS ACCOMMODATION
- DOUBLE DRIVEWAY PARKING
- ENCLOSED SUNNY GARDEN WITH VIEWS
- EPC RATING OF C71





### Storm Porch

Accessed via covered canopy.

### Entrance

Accessed via a steel coated door with obscure glazing. A striking LVT floor and dog leg stair case leading to the upper floors. Open access leads through to the sitting room and panelled doors lead to the kitchen dining room, under stair storage cupboard, further storage cupboard and cloakroom WC. Radiator and smooth coved ceiling.

### Cloakroom/WC

5' 11" x 3' 5" (1.80m x 1.04m)

With ceramic tile floor covering and white suite comprising WC and pedestal basin. Tiled splash backs to dado level and sill plus obscure front window. Fuse box. Smooth ceiling. Recessed spot light.

### Sitting Room

17' 7" x 9' 6" (5.36m x 2.89m)

A large reception room with LVT flooring, front window, radiator and smooth coved ceiling.

### Kitchen

17' 4" x 10' 11" (5.28m x 3.32m)

With recently relaid LVT flooring, the refitted kitchen is in white and comprises an excellent range of matching eye level and base units in high gloss. They're complemented by marble work tops which have a stainless steel sink unit inset. Integrated appliances include a double oven with grill, 4 ring induction hob with contemporary extractor and matching splash back. Further integrated appliances include fridge freezer, dish washer, washing machine and tumble dryer can remain. Smooth ceiling with 8 recessed spot lights. There is a peninsular style breakfast bar with marble top and seating for 4/5, plus a selection of drawers. Stylish column radiator and open access leads through to the sun room.

### Sun Room

16' 8" x 8' 7" (5.08m x 2.61m)

With LVT floor covering this room has sliding patio doors to further patio doors all boasting fabulous





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16' 8" x 8' 7" (5.08m x 2.61m)

With LVT floor covering this room has sliding patio doors to further patio doors all boasting fabulous Channel views. There is a wood burning stove and also a concealed combi boiler refitted 2018. Polycarbonate roof.

### Mid Hall

With oak flooring and matching panelled doors to the 5th bedroom/living room, airing cupboard, bedroom two and family bathroom. A further dog leg stair case leads to the second floor. Radiator and smooth coved ceiling.

### 5th Bedroom/Living Room

17' 4" x 10' 11" (5.28m x 3.32m)

With Oak flooring and smooth coved ceiling. A full height picture window offering sensational Channel views. Wall lights.

### Bedroom Two

12' 2" x 9' 9" (3.71m x 2.97m)

Oak style flooring, smooth coved ceiling and front window. Radiator and recessed double wardrobe excluded from dimensions.

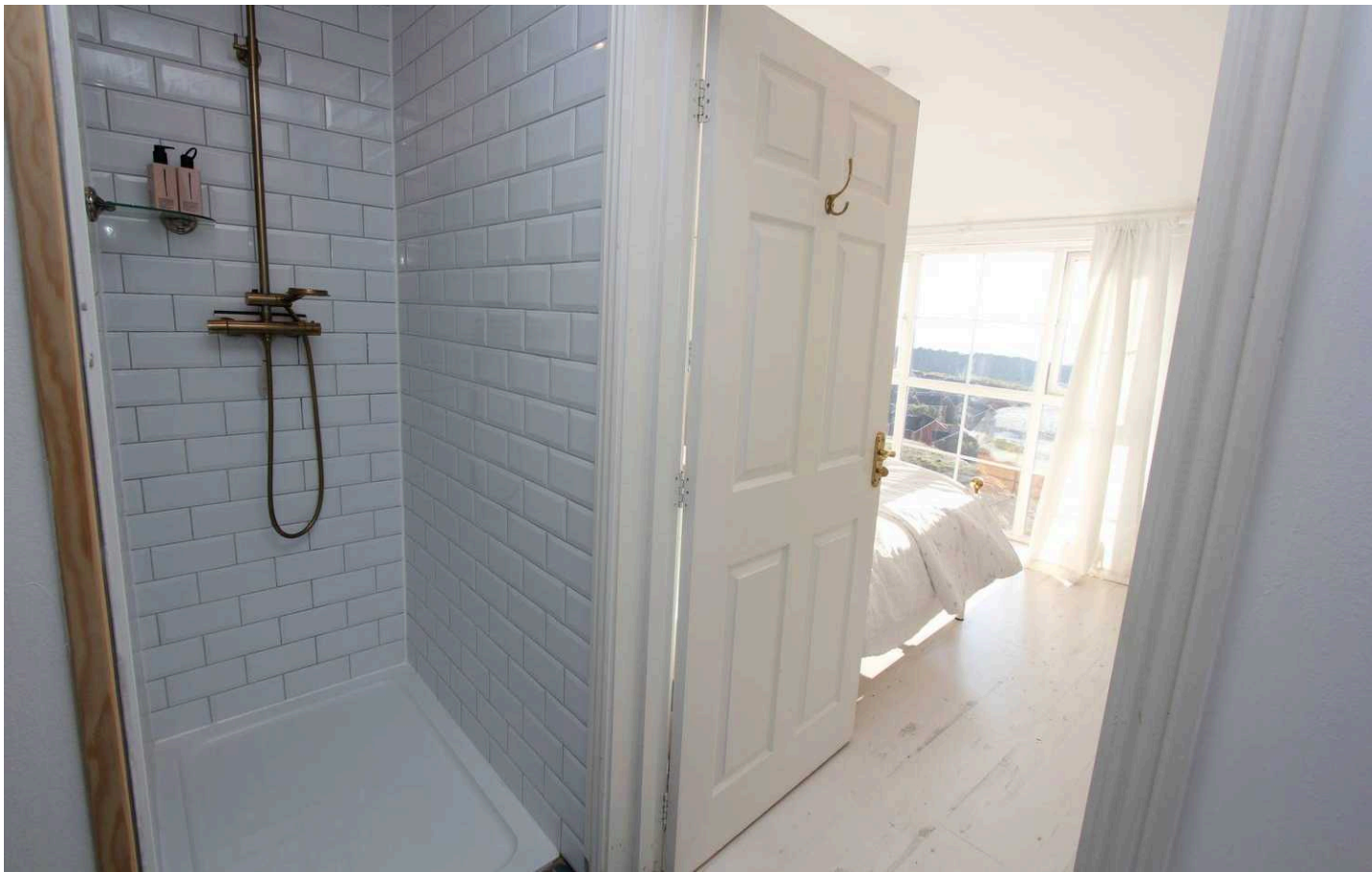
**En Suite** - Recently refitted and an L shape in white and comprising WC and pedestal basin and fully ceramic tiled shower cubicle which has a fixed rainfall shower head and an adjustable rinse unit. Stylish tiled flooring and splash backs. Radiator. Smooth ceiling with recessed spot lights and extractor. Shaving point.

### Family Bathroom

9' 3" x 7' 5" (2.82m x 2.26m)

In white comprising WC, pedestal basin and twin grip bath with mixer shower off tap. Ceramic tile floor covering, splash backs, sill and walls to dado level. Obscure front window, shaving point and extractor. Smooth ceiling and spot lights plus handy double width storage cupboard, ideal for towels, linen etc.





### **Landing**

With Oak flooring and matching panelled doors to the three remaining bedrooms. Radiator, smooth covered ceiling and loft hatch.

### **Bedroom One**

15' 3" x 10' 11" (4.64m x 3.32m)  
(Excluding depth of triple fitted wardrobes). With a laminated flooring and smooth covered ceiling, radiator and full height picture window enjoying glorious Channel views. Panelled door to the en suite.

### **En Suite**

9' 10" x 5' 3" (2.99m x 1.60m)  
Recently refitted and in an L shape. It has a white WC, pedestal basin and fully ceramic tiled cubicle with brass style rainfall unit. Ceramic tiled flooring and splash backs. Radiator, shaver point and smooth ceiling with 2 recessed spot lights and extractor.

### **Bedroom Three**

12' 1" x 9' 10" (3.68m x 2.99m)  
With Oak style flooring, front window and radiator plus a smooth covered ceiling. Recessed double wardrobe excluded from dimensions

### **Bedroom Four**

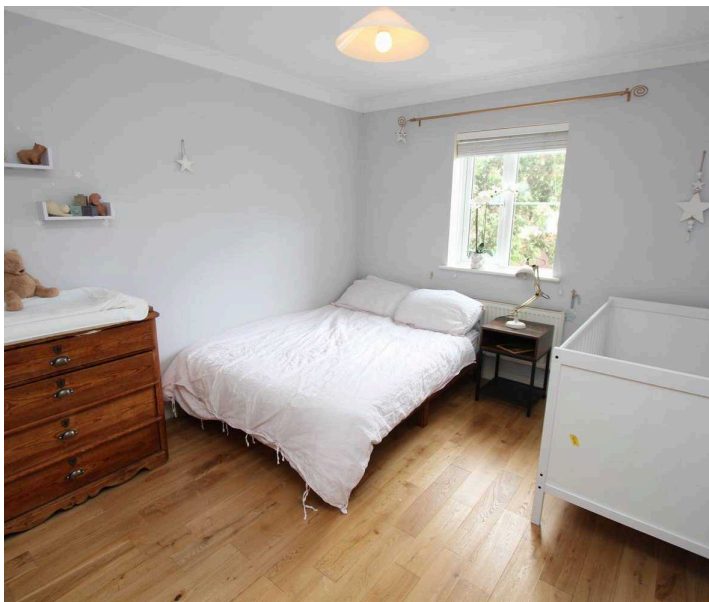
9' 5" x 7' 4" (2.87m x 2.23m)  
With Oak style flooring, front window and radiator. Smooth covered ceiling and full height double wardrobe to remain.

**Rear Garden** - A decked rear garden enclosed by fencing and enjoying a Southerly aspect with glorious Channel views.

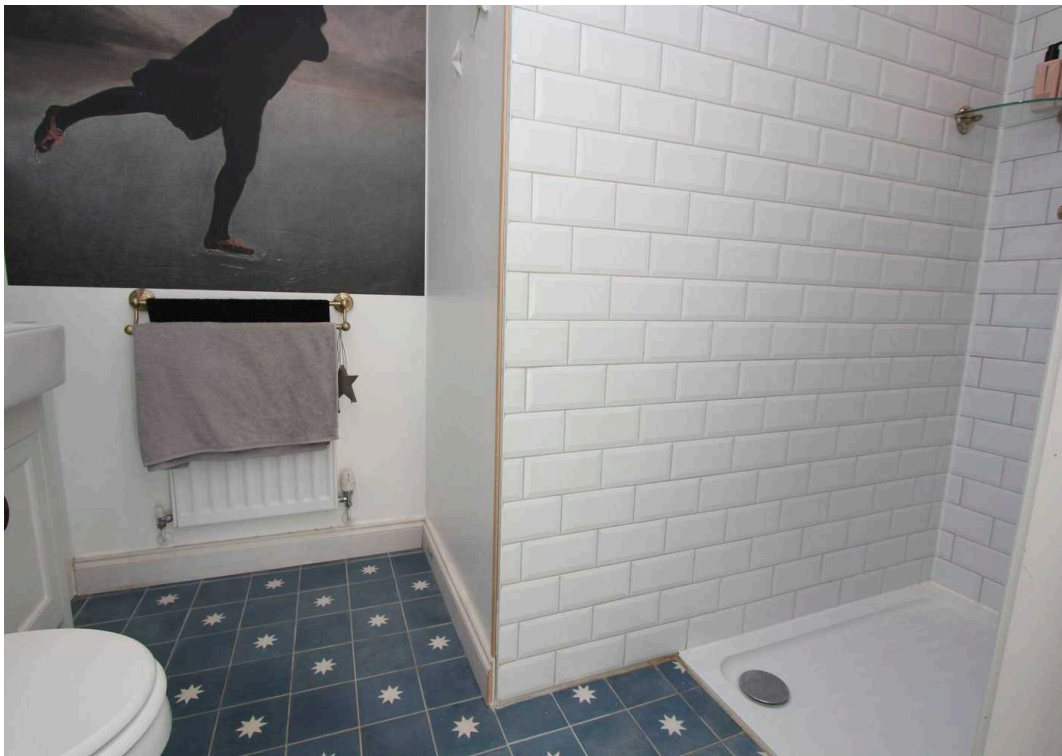
**Front Garden** - Small planted section with pathway leading to the front door.

### **Driveway**

With side by side parking for two vehicles.

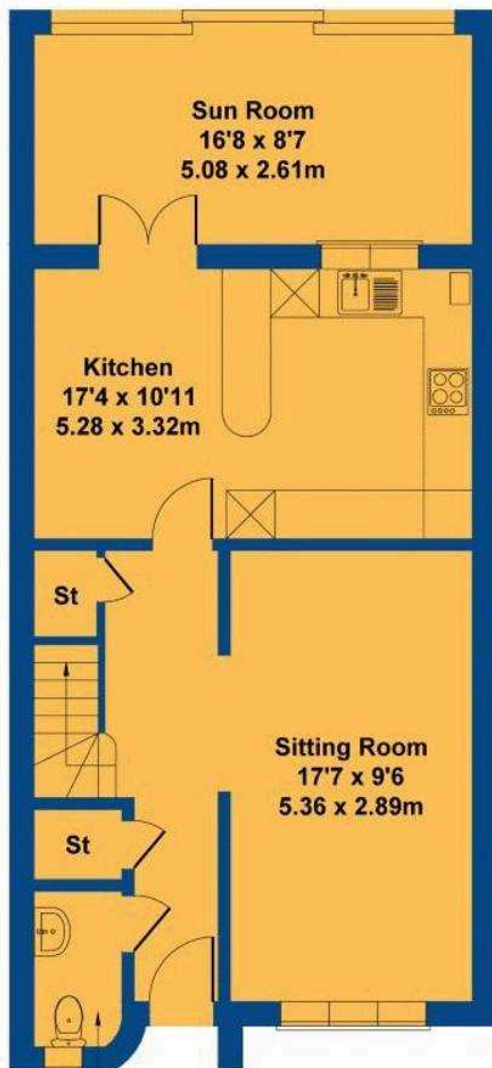






# 18 Heol Y Dryw

Approximate Gross Internal Area  
1798 sq ft - 167 sq m



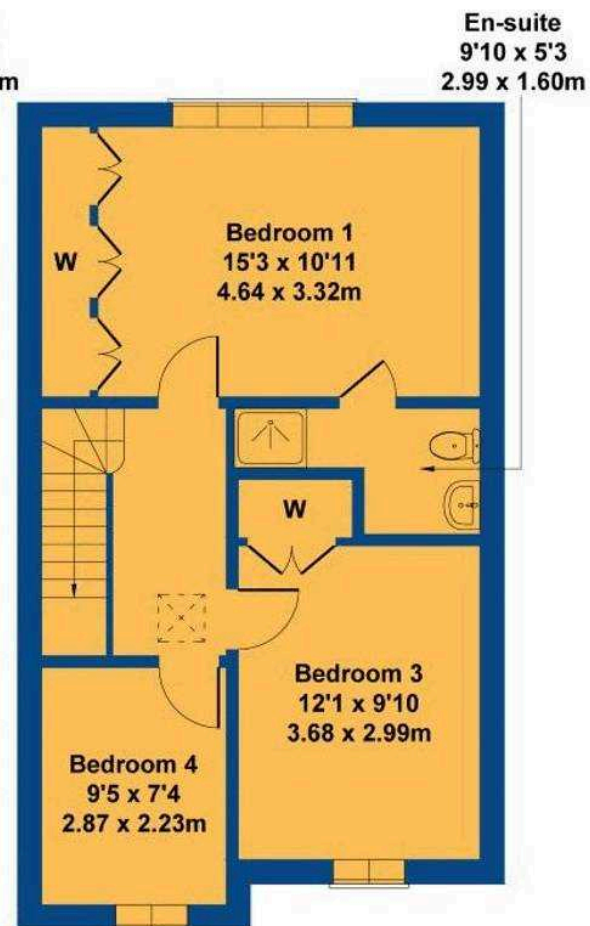
Cloakroom/WC  
5'11 x 3'5  
1.80 x 1.04m

**GROUND FLOOR**



Family Bathroom  
9'3 x 7'5  
2.82 x 2.26m

**FIRST FLOOR**



**SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.





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