





20 Crib Y Sianel

Rhoose Point

Spacious 4-bed detached family home with sea views. Cul-de-sac, 2 receptions, large kitchen/dining, utility room, en-suite, family bathroom, enclosed garden, drive, garage, and sea-views

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- 2 RECEPTIONS & LARGE KITCHEN/DINING ROOM
- GREAT SIZE FULLY ENCLOSED REAR GARDEN
- SOME SEA VIEWS; DRIVE AND GARAGE
- UTILITY/EC, EN-SUITE & FAMILY BATHROOM
- TUCKED AWAY, GATED POSITION IN A CUL DE SAC
- EPC RATING OF B84





Entrance Hall – Accessed via modern door with two obscure panels. The hall has a ceramic tile flooring plus carpeted stair case with spindle balustrade and bespoke handrail leading to the first floor. Matching panelled doors give access to the utility / WC, living room, study and full width kitchen dining room. Under stair storage cupboard. Radiator plus open recess additional under stair storage space.

Living Room – 15' 8" x 12' 8" (4.78m x 3.86m)
Carpeted and with a front window. Radiator.

Study – 8' 7" x 6' 11" (2.62m x 2.11m)
Carpeted and with a front window. Radiator and fuse box.

Utility WC – 6' 10" x 5' 4" (2.08m x 1.63m)
With a ceramic tile flooring matching the hall, this room has a close coupled WC and central wash basin with vanity cupboard under. There is a recess for washing machine as required and handy additional work top space. Obscure side window. Radiator and extractor.

Kitchen Dining Room – 26' 5" x 10' 7" (8.05m x 3.23m)
In two distinct areas and initially with the kitchen, which is fitted with a comprehensive range of eye level and base units and these are complemented by modern worktops – one and a half bowl sink unit inset and mixer tap over. Integrated appliances include dishwasher, waist level double oven and grill, 4 ring gas hob with matching splash back and extractor over. There is adequate space for fridge freezer as required. Concealed boiler (full service history). Rear window looking onto the garden. Ceramic tile flooring which also extends to the dining area. The dining area has French style doors onto the rear garden plus two radiators.





Landing

Carpeted, matching the stairs, this central landing has panelled doors giving access to the four double bedrooms, airing cupboard and family bathroom. Loft hatch and radiator.

Bedroom One

12' 8" x 12' 4" (3.86m x 3.76m)

Carpeted double bedroom with front window enjoying an open aspect and some Channel views. Radiator. Double wardrobe. Panelled door leads to the en suite.

En Suite

6' 4" x 5' 6" (1.93m x 1.68m)

With a white suite comprising WC, pedestal basin and double fully tiled cubicle with thermostatic shower inset. Tiled effect vinyl flooring and ceramic tiled splash back areas. Obscure front window. Radiator, extractor and shaving point.

Bedroom Two

13' 11" x 10' 1" (4.24m x 3.07m)

Carpeted double bedroom with front window enjoying open aspect and some Channel views. Radiator and fitted double wardrobe.

Bedroom Three

12' 9" x 9' 0" (3.89m x 2.74m)

Carpeted double bedroom with rear window and radiator.

Bedroom Four

11' 3" x 10' 2" (3.43m x 3.10m)

Carpeted double bedroom with rear window, radiator and fitted single wardrobe.

Bathroom

6' 9" x 6' 3" (2.06m x 1.91m)

With a tiled effect vinyl flooring and white suite comprising close coupled WC and pedestal basin, plus bath with tiled splash backs and deep sill. Obscure rear window. Radiator, shaver point and extractor.





FRONT GARDEN

Small, mostly chipped area - ideal for seating and enjoying the Channel view. Pathway serves three properties.

REAR GARDEN

62' 12" x 48' 12" (19.2m x 14.94m)

In essence, an L shape, the garden has a patio with matching walkway leading to the pedestrian gate - drive and garage. The bulk of the garden is laid to a level lawn which sweeps to the side and is enclosed with well maintained fencing. Final patio area which has summer house style shed, which will remain. Tap.

Driveway

2 Parking Spaces

Laid to tarmac and providing space for two vehicles.

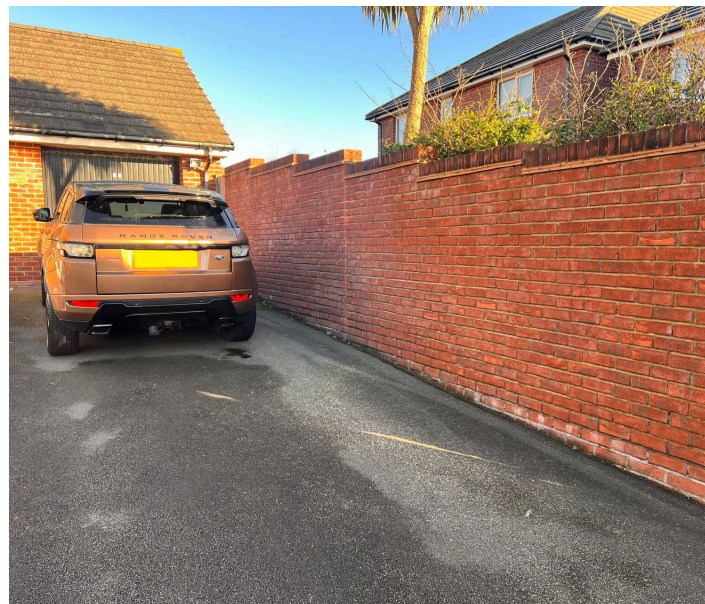
Garage

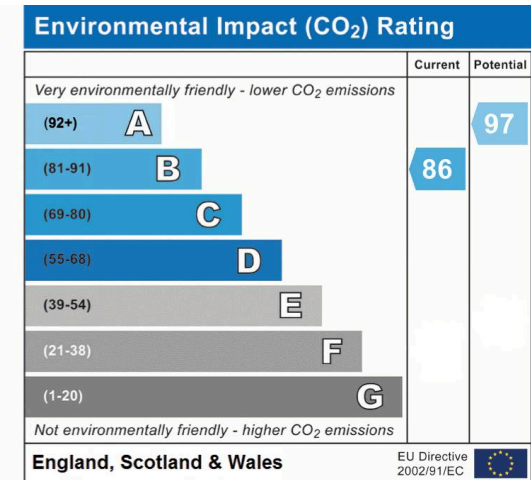
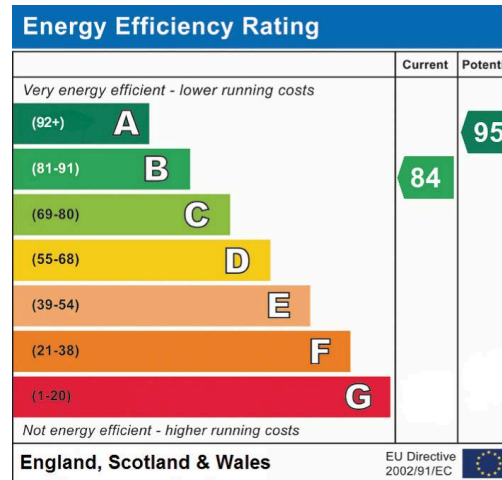
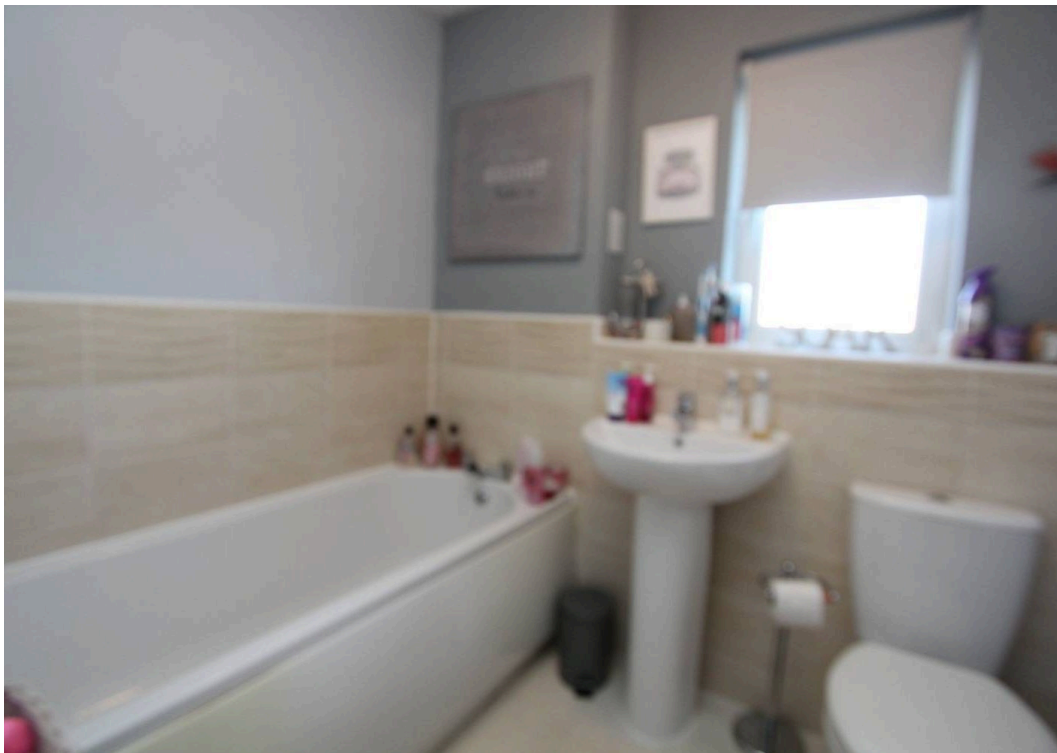
Single Garage

Accessed via up and over door. Power and lighting.

Service Charge

There is an annual charge, per property, which relates to the upkeep of any communal areas such as play parks etc.

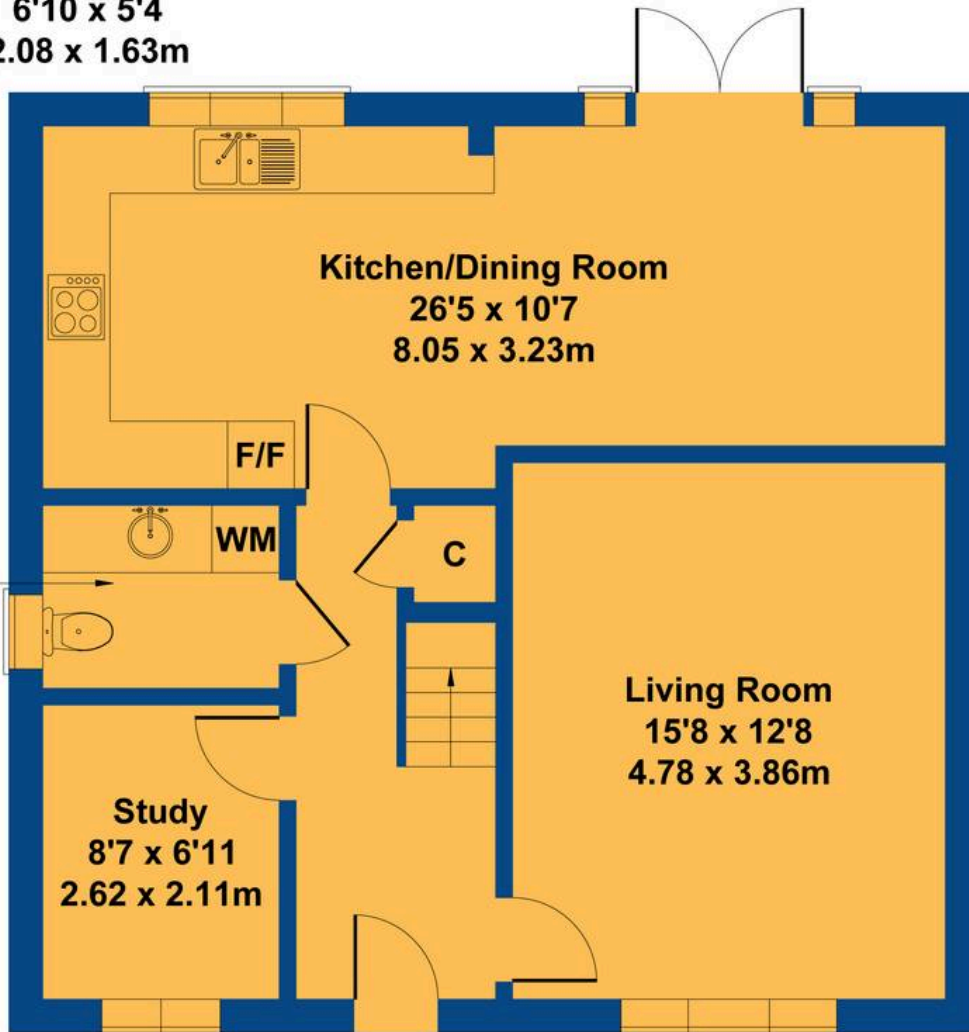




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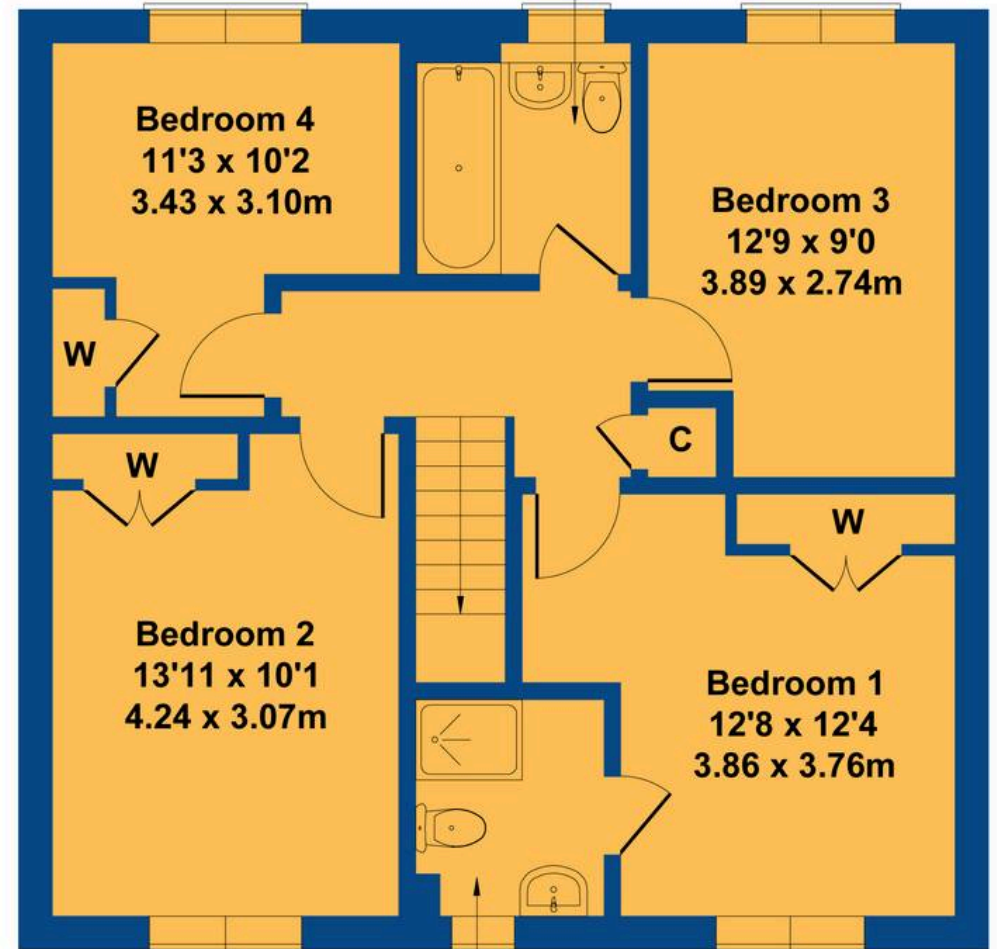
Approximate Gross Internal Area
1345 sq ft - 125 sq m

Utility/WC
6'10 x 5'4
2.08 x 1.63m



GROUND FLOOR

Bathroom
6'9 x 6'3
2.06 x 1.91m



FIRST FLOOR

En-suite
6'4 x 5'6
1.93 x 1.68m

Not to Scale. Produced by The Plan Portal 2025
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