

21 Crib Y Sianel, Rhoose
£395,000



21 Crib Y Sianel

Rhoose Point

Spacious 4-bed detached house with 2 receptions, large kitchen/dining area & views. Enclosed garden, 2-car drive, garage & verandah-style space. EPC B84. Near to rail station & coastal walks. No chain
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- 2 RECEPTIONS AND A LARGE KITCHEN/DINING ROOM
- UTILITY/WC, EN-SUITE & FAMILY BATHROOM/WC
- TWO CAR DRIVEWAY AND SINGLE GARAGE
- SOME CHANNEL VIEWS
- ENCLOSED REAR GARDEN WITH SIDE ACCESS
- EPC RATING OF B84





Entrance Hall

Accessed via modern door with two obscure glazed panels. Oak style laminated flooring and panelled doors lead to the living room, office, utility / WC and kitchen dining room whilst a smaller door leads to handy under stair storage space. Radiator. Carpeted stair case to the first floor.

Living Room

15' 5" x 12' 8" (4.70m x 3.86m)

An excellent sized carpeted room which has a front window and radiator.

Office

8' 8" x 6' 11" (2.64m x 2.11m)

A functional and carpeted second reception room with front window and radiator. Fuse box.

Kitchen Dining Room

26' 6" x 10' 7" (8.08m x 3.23m)

Running the full width across the rear of the property and initially the kitchen space which is fitted with an excellent range of eye level and base units - complemented by laminate worktops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated appliances include 4 ring gas hob with extractor over and matching splash back, adjacent waist level double oven and grill. Further space for dishwasher / fridge freezer as required. Rear window, extractor and radiator. The dining area is ample large enough for family table and chairs and there are French style uPVC doors leading to the rear garden. Further radiator.

Utility WC

6' 11" x 5' 4" (2.11m x 1.63m)

With a vinyl flooring, this room doubles as a utility room and downstairs WC. There are fitted cupboards, shelving and a recess for washing machine. Close coupled WC and stainless steel sink unit inset into laminated work top. Obscure side window, radiator and extractor.





Landing

A central carpeted landing which has panelled doors leading to the four double bedrooms, bathroom WC and handy airing cupboard - which houses the hot water cylinder and has shelving. Drop down loft hatch. Radiator.

Bedroom One

12' 10" x 12' 4" (3.91m x 3.76m)

A great size carpeted double bedroom with radiator, fitted double wardrobe and front window which does enjoy some Channel views. Panel door to en suite.

En Suite - 6' 6" x 5' 6" (1.98m x 1.68m)

Immaculate, in white and comprising a close coupled WC, pedestal basin and fully tiled double shower cubicle with thermostatic shower inset. Obscure front window with tiled sill matching the splash backs. Mirror fronted cosmetics cabinet, shaver point and radiator. Extractor.

Bedroom Two

13' 9" x 10' 1" (4.19m x 3.07m)

Carpeted double bedroom with front window, radiator and double wardrobe.

Bedroom Three

12' 10" x 9' 1" (3.91m x 2.77m)

Carpeted double bedroom with rear window and radiator.

Bedroom Four

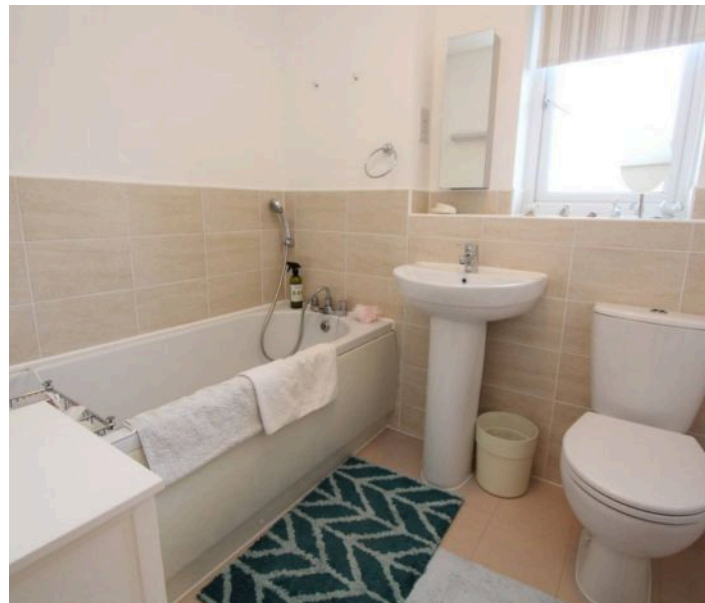
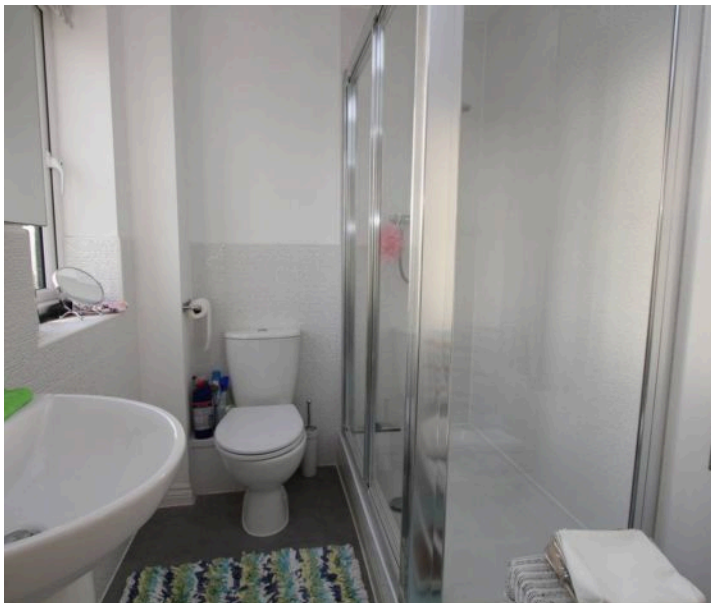
11' 3" x 10' 0" (3.43m x 3.05m)

A 4th carpeted double bedroom with rear window and radiator. Additional handy fitted storage cupboard.

Bathroom WC

6' 10" x 5' 7" (2.08m x 1.70m)

With a white suite comprising close coupled WC, pedestal basin and bath with mixer shower over. Vinyl tiled effect flooring, ceramic splash backs and sill which has an obscure rear window. Shaver point, mirror fronted cosmetics cabinet and radiator. Extractor.





FRONT GARDEN

Accessed via wrought iron gate, serving two properties, a slabbed path leads to the front doors - number 21 is first. The front garden itself is established with shrubs.

REAR GARDEN

35' 12" x 26' 12" (10.97m x 8.23m)

With an initial slabbed patio to enjoy the afternoon sun. Level lawn section which is flanked by established borders. Garden shed will remain. Gated side access leads to the drive and garage. The main feature of the garden is an Eden verandah, which provides covered outdoor space and could be easily modified to provide an internal sun room style accommodation.

Garage

Off street

Allocated parking

Agent Note - Service Charge The annual maintenance charge for 2025 is £196.87







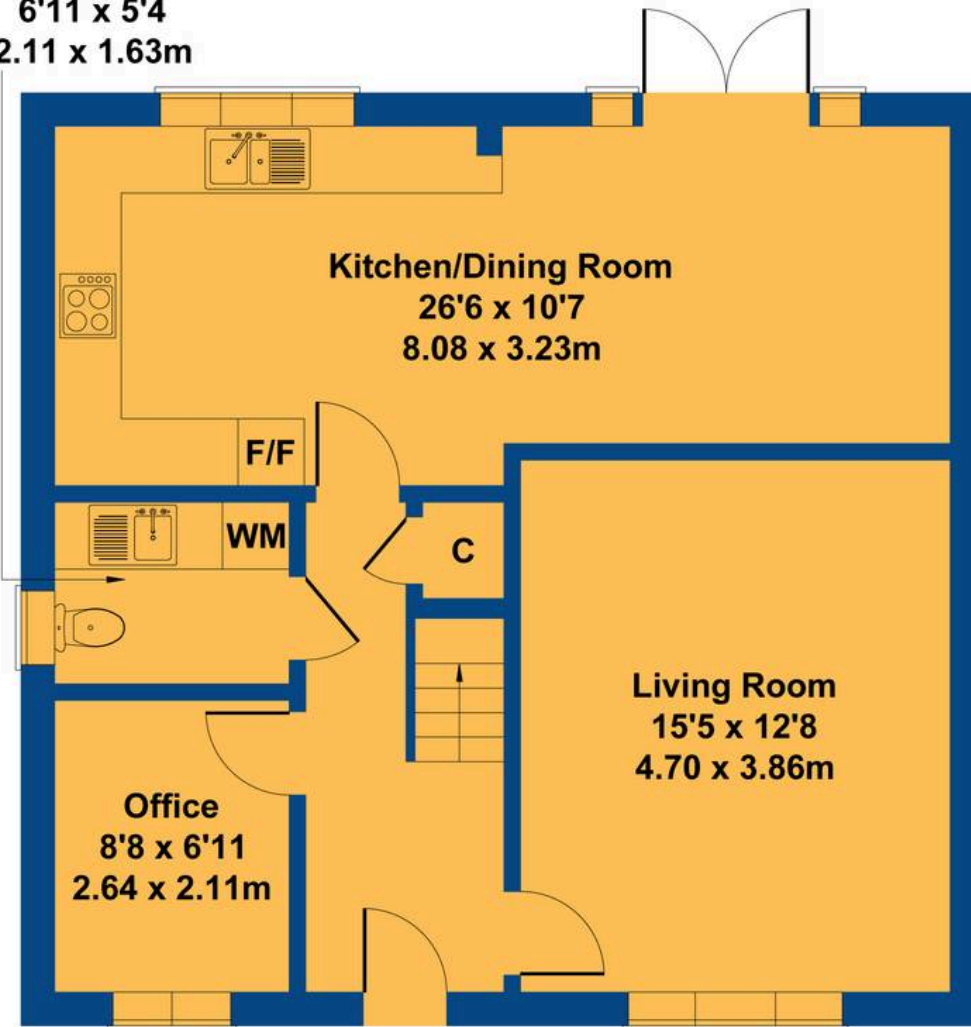
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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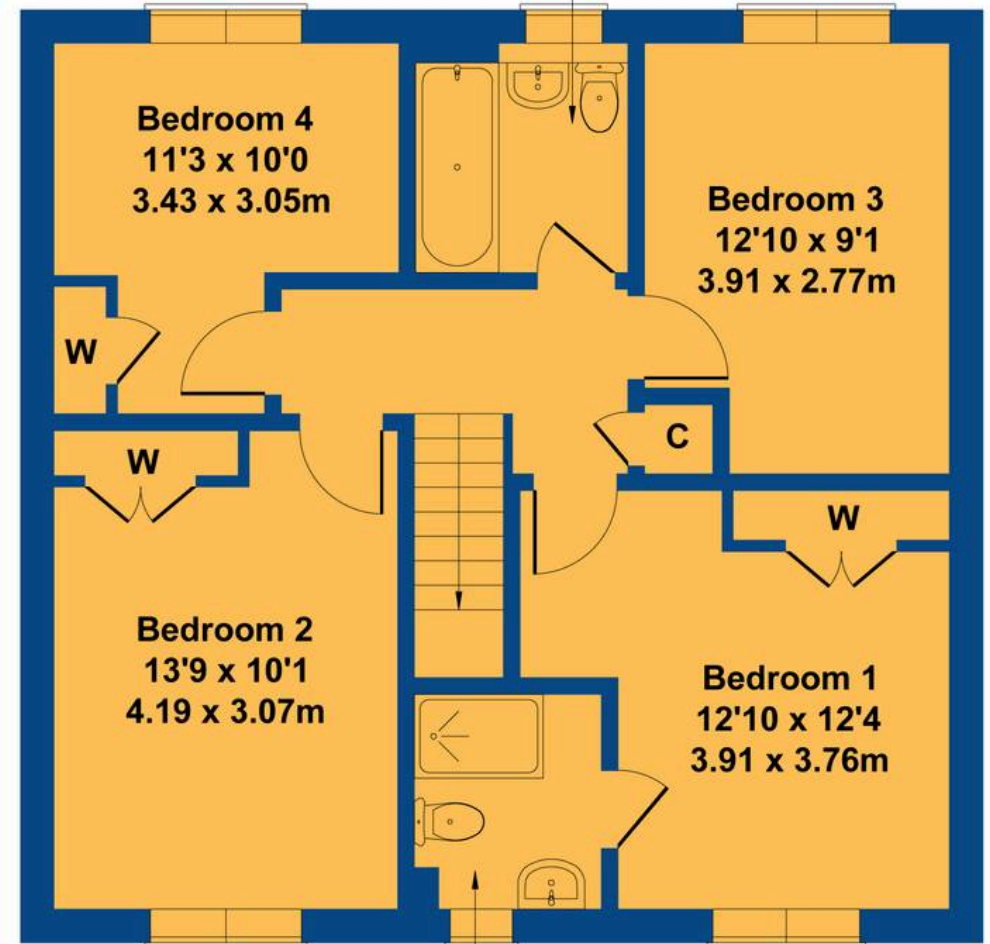
Approximate Gross Internal Area
1345 sq ft - 125 sq m

Utility/WC
6'11 x 5'4
2.11 x 1.63m



GROUND FLOOR

Bathroom/WC
6'10 x 5'7
2.08 x 1.70m



FIRST FLOOR

En-suite
6'6 x 5'6
1.98 x 1.68m

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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