







## 26 Maes Lindys

Rhosee

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 4 BEDROOM DETACHED IN A CUL DE SAC
- 2 RECEPTION ROOMS PLUS CONSERVATORY
- WELL APPOINTED KITCHEN WITH SPACE FOR DINING TABLE
- UTILITY ROOM, CLOAKS/WC AND EN-SUITE
- FAMILY BATHROOM WITH BATH AND SHOWER CUBICLE
- ENCLOSED REAR GARDEN, DRIVE AND DETACHED GARAGE
- EPC RATING C71







### **Entrance Hall**

Entered via a modern door with glazed panels. Ceramic tiled flooring, radiator and front window. Oak doors lead to the cloakroom/wc, kitchen, lounge, dining room and understairs storage cupboard. A carpeted staircase leads to the first floor.

### **Cloakroom WC**

Suite comprising WC and glass bowl wash hand-basin set on a chrome pedestal. Radiator, side opaque window and ceramic tiled flooring.

### **Living Room**

16' 3" x 11' 7" (4.95m x 3.53m)

With an attractive laminate flooring and modern fireplace. Radiator, rear window and French doors leading to the conservatory. Smooth coved ceiling.

### **Dining Room**

12' 1" x 8' 10" (3.68m x 2.69m)

With a laminate flooring, radiator, front window and smooth coved ceiling.

### **Conservatory**

10' 9" x 9' 3" (3.27m x 2.82m)

With a laminate flooring, the conservatory has uPVC windows and French doors to the rear garden.

### **Kitchen**

14' 1" x 9' 3" (4.29m x 2.82m)

With a ceramic tiled flooring, the kitchen has a super range of base and wall units and complementing worktops with one and a half bowl polycarbonate sink inset. Range style cooker, dishwasher and integrated full height fridge/freezer. Tiled splashbacks. Rear window and stable style Oak door with glazed panel leading to rear garden. Smooth coved ceiling with inset spotlights. Archway through to the utility room.





### Utility Room

With a continuation of the ceramic tiled floor, there is a worktop area with inset stainless steel sink unit with mixer tap over. Space for washing machine and tumble dryer as required. Wall mounted boiler, side window, tiled splashbacks and radiator.

**Landing** - Carpeted and with a smooth coved ceiling. Loft hatch to a partly boarded loft space. Matching oak doors lead to the four bedrooms, bathroom and airing cupboard.

### Bedroom One - 11' 10" x 11' 6" (3.60m x 3.50m)

A great size carpeted double bedroom with a radiator, rear window and door to the en-suite.

**En-Suite** - With a shower cubicle with electric mains shower, close coupled WC and wash basin. Stylish ceramic tiled walls, chrome heated towel rail and engineered wood flooring. Smooth ceiling with inset spotlighting.

### Bedroom Two

12' 3" x 9' 1" (3.73m x 2.77m)

A carpeted double bedroom with a radiator, front window and smooth coved ceiling. Free standing wardrobes to remain.

### Bedroom Three

9' 6" x 8' 10" (2.89m x 2.69m)

A carpeted double bedroom with radiator, smooth coved ceiling and rear window.

### Bedroom Four

11' 6" x 7' 5" (3.50m x 2.26m)

A carpeted single bedroom with radiator, smooth coved ceiling and front window.

### Bathroom/WC/Shower

A white suite comprising close coupled WC, pedestal wash basin, bath and shower cubicle. Wood effect vinyl flooring, radiator, ceramic tiled splashbacks and smooth ceiling.







### **FRONT GARDEN**

A mainly lawned front garden with path to the front door. The drive and garage are to the side.

### **REAR GARDEN**

A fully enclosed rear garden which has gated access to the drive and also a uPVC door to the garage. The garden has areas of patio, lawn and a small corner deck plus there is useful access to one side for storage etc.

### **DRIVEWAY**

2 Parking Spaces

A tarmac drive to the side of the property offers two parking spaces nose to tail and this is in front of the garage.

### **GARAGE**

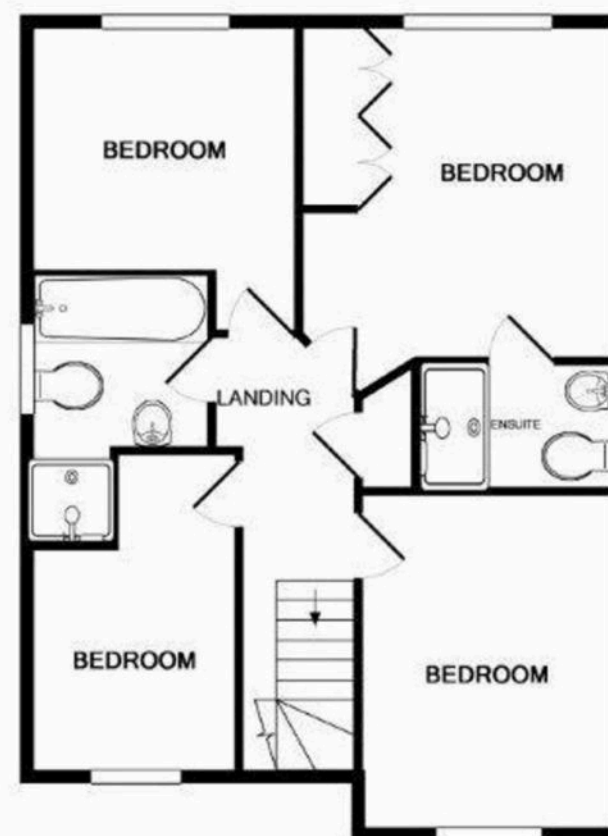
Single Garage

A detached garage which has power and lighting, great storage into the rafters and a uPVC doors leads to the rear garden for convenience.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2013



## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

[rhoose@chris-davies.co.uk](mailto:rhoose@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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.