

19 Heol Y Sianel, Rhoose Point

Council Tax band: D; Tenure: Freehold

EPC Energy Efficiency Rating: B

- 3 BEDROOM MODERN HOME WITH SEA VIEWS
- CONSERVATORY EXTENSION TO THE REAR
- ADJACENT TWO CAR DRIVE
- KITCHEN/DINER AND SPACIOUS LOUNGE
- CLOAKS/WC, EN-SUITE AND FAMILY BATHROOM
- ENCLOSING LANDSCAPED REAR GARDEN
- EPC RATING OF B84

A Taylor Wimpey home built in the mid 2010s. The property is particularly spacious especially with the CONSERVATORY extension to the rear. The ground floor comprises a welcoming hall with cloakroom/WC off, kitchen/diner and spacious rear lounge that leads in to the conservatory.

The first floor has 3 bedrooms - all of which can take a double bed if they need to and with the main bedroom having an en-suite shower room/WC. Finally, there is a family bathroom/WC.

Outside, there is a small open plan style frontage, adjacent parking for two vehicles and a landscaped rear garden.

The property has gas central heating and double glazing throughout as expected.





Entrance Hall

Accessed via modern door with two obscure glazed panels. Oak effect style flooring and carpeted stairs to the first floor. Matching internal doors to kitchen dining room, WC, under stair storage cupboard and the lounge. Radiator and fuse box.

Cloakroom WC

With continuation of the laminate flooring and with a white suite comprising close coupled WC and pedestal basin. Radiator. Extractor.

Living Room

15' 7" x 12' 1" (4.75m x 3.68m)

Continuation of the laminate flooring. A spacious room with uPVC French doors given access to the conservatory extension. Radiator.

Conservatory

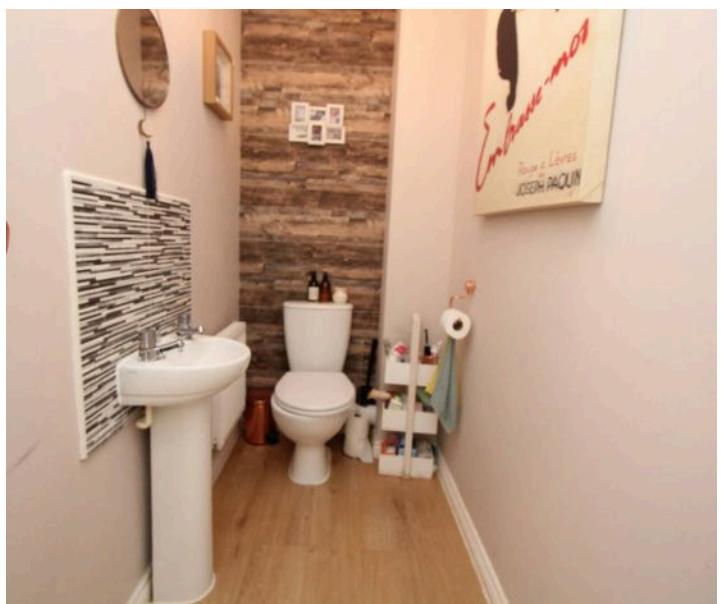
9' 7" x 9' 2" (2.91m x 2.80m)

Oak style laminate flooring. Monopitch polycarbonate roof and French style uPVC doors giving access to the landscaped rear garden.

Kitchen Dining Room

11' 3" x 10' 1" (3.43m x 3.08m)

With a vinyl flooring, the kitchen is well appointed with matching eye level and base units. These are complemented by modern worktops with one and a half bowl sink unit inset. Integrated 4 ring gas hob with electric oven under and cooker hood over. Space for further appliances as required. Space for table and chairs. Front window. Radiator.





Landing

Carpeted and with doors giving access to the three bedrooms and bathroom WC. Loft hatch. Radiator.

Bedroom One

11' 3" x 10' 1" (3.44m x 3.08m)

Carpeted double bedroom which has front windows enjoying open aspect over the park and distant Channel views. Radiator. Panelled doors access the handy storage cupboard plus the en suite. Free standing wardrobe and over bed fitments to remain.

En Suite

5' 7" x 6' 0" (1.69m x 1.84m)

With a white suite comprising close coupled WC, pedestal basin and fully tiled shower enclosure with electric shower inset. Vinyl flooring. Tiled splash backs and sill with obscure front window. Extractor. Radiator.

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

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

Bedroom Three

10' 10" x 6' 7" (3.30m x 2.01m)

Carpeted bedroom that can take a double bed if required. Rear window. Radiator.

Bathroom WC

6' 8" x 5' 7" (2.03m x 1.70m)

With a white suite comprising close coupled WC, basin with vanity cupboard under and bath with mixer shower over. Ceramic tiled splash backs and vinyl flooring. Radiator. Shaver point and mirror fronted cosmetics cabinet.





FRONT GARDEN

A small open plan garden with plants and a path to the front door.

REAR GARDEN

A landscaped garden with areas of patio and false lawn, all enclosed by well maintained fencing. Outside tap. Pedestrian rear access point.

OFF STREET

ALLOCATED PARKING

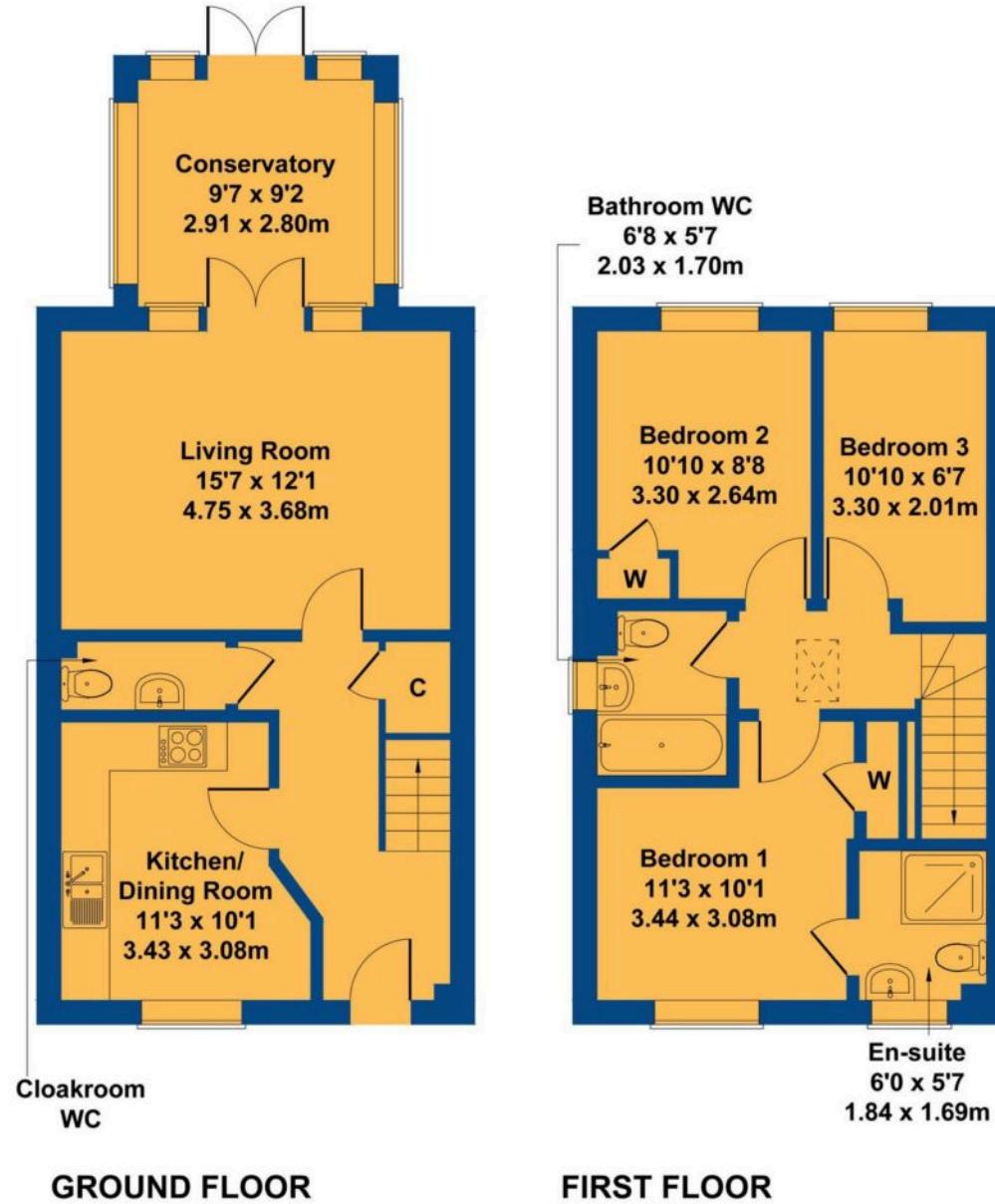
2 Parking Spaces

To the left side of the property there is a driveway for two vehicles. A shed located on the drive will remain.



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Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
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Chris Davies Estate Agents

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

01446 711900

rchoose@chris-davies.co.uk

www.chris-davies.co.uk/

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