





28 Glyn Y Gog; Rhoose Point

Council Tax band: F

Tenure: Freehold

EPC Rating: C72

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- SPACIOUS KITCHEN/ DINER WITH UTILITY ROOM OFF
- SUN ROOM EXTENSION/ THIRD RECEPTION ROOM
- THREE DOUBLE BEDROOMS (PREVIOUSLY FOUR)
- DOUBLE DRIVE AND GARAGE
- MATURE REAR GARDEN WITH SUMMERHOUSE
- EPC RATING C72
- DOWNSTAIRS WC, BATHROOM PLUS SHOWER ROOM





Entrance Hall

Accessed via front door with upper glazed panels. Beautiful tiled floor, radiator and carpeted stairs to the first floor. Internal doors give access to study, WC and lounge plus a glazed door to the kitchen breakfast room.

Study

6' 7" x 6' 7" (2.00m x 2.00m)

Carpeted room, ideal as an office with front aspect window and radiator.

WC Cloaks

6' 0" x 3' 5" (1.84m x 1.05m)

Continuation of the tiled floor from the hall and white WC and matching pedestal basin. Partial tiled walls, radiator and extractor.

Lounge

16' 2" x 11' 6" (4.92m x 3.50m)

Carpeted lounge with front aspect box style bay window. Two radiators and an attractive stone fire surround. Measurements taken into bay.

Kitchen Breakfast Room

22' 4" x 9' 6" (6.81m x 2.89m)

A spacious recent fitted kitchen with a wide range of eye level and base units (soft closure) including displays with lighting. Complemented by Marble work surfaces and a modern inset sink unit with mixer tap. Belling range style electric hob, double oven under and large cooker hood over. Continuation of the tile flooring and space for large table and chairs. Radiator. Doors to utility and under stair storage cupboard plus folding glazed doors to the sun room.

Utility

6' 9" x 4' 9" (2.05m x 1.46m)

Continuation of the tiled floor. Eye level units, matching the kitchen, work surfaces and space and plumbing for appliances as required. Radiator. Door to garage.





Sun Room / Third Reception Room 19' 2" x 10' 10"
(5.83m x 3.31m)

Previously a conservatory but recently fitted with a solid tile roof. Continuation of the tile floor. Windows looking onto the garden plus double opening doors. Two radiators.

Landing

Carpeted L shaped landing with side aspect window. Loft hatch (pull down ladder and partially boarded). Doors to three bedrooms, bathroom, shower room and airing cupboard (housing the water tank).

Bedroom One 17' 5" x 9' 9" (5.30m x 2.97m)

A larger than average, carpeted double bedroom with two front aspect windows and two radiators. Door to walk in wardrobe - fitted with shelving, hanging rail space and with lights.

Bedroom Two 11' 2" x 7' 10" (3.41m x 2.40m)

Carpeted double bedroom with front aspect window and radiator. Fitted double wardrobe.

Bedroom Three 10' 1" x 8' 9" (3.08m x 2.67m)

Carpeted double bedroom with front aspect window and radiator. Fitted double wardrobe.

Shower Room 7' 0" x 5' 3" (2.13m x 1.61m)

Corner shower cubicle (fully tiled) with thermostatic shower, matching WC and pedestal wash basin. Measurements include deep door recess. Partial tiled walls and inset ceiling lights. Radiator. Opaque window.

Bathroom 7' 1" x 6' 5" (2.15m x 1.96m)

White suite comprising stand alone, roll top claw foot bath with shower attachment off mixer, WC and pedestal wash basin. Partial tiled walls. Radiator. Opaque window to side.





FRONT GARDEN

Lawned front garden with hedging.

REAR GARDEN

Enclosed and attractive rear garden with level lawn, established borders with palm trees and shrubs. Decked area with summer house. Side recess with shed storage plus the opposite side gives gated access to the front. Tap. The rear garden also houses a uPVC built workshop / storage space.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

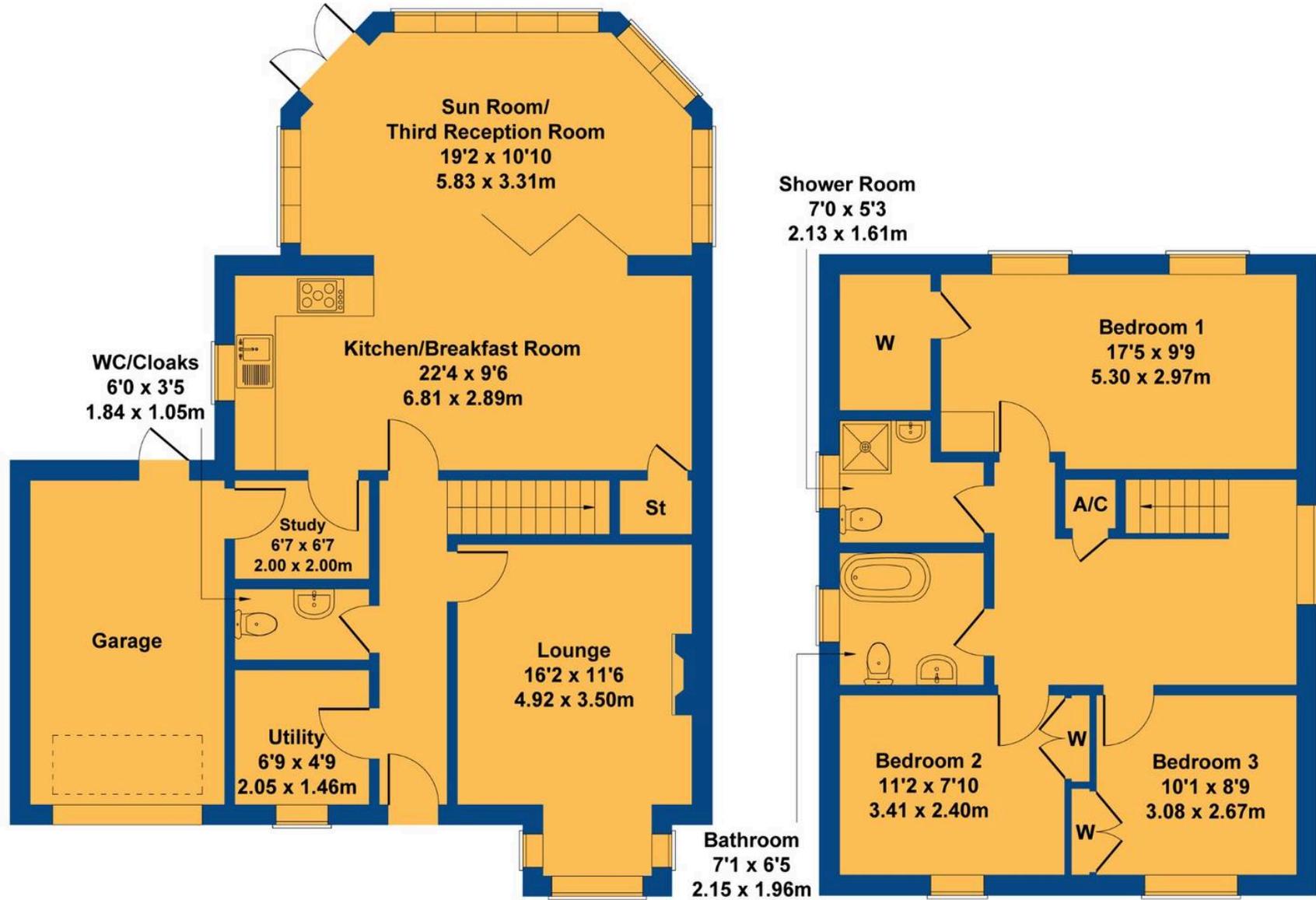
Off road parking for two cars, side by side, directly in front of the garage.





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Approximate Gross Internal Area
1615 sq ft - 150 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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