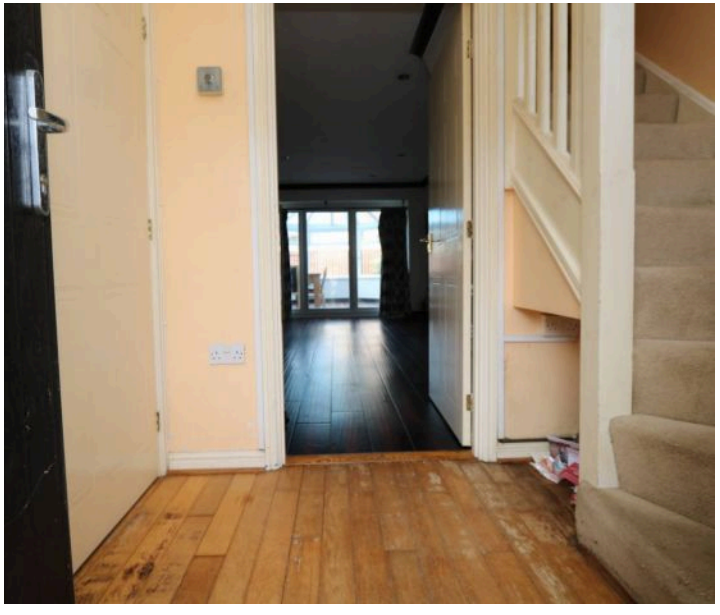
Chris Davies
residential sales & lettings

48 Cilgant Y Meillion, Rhoose

£280,000



48 Cilgant Y Meillion

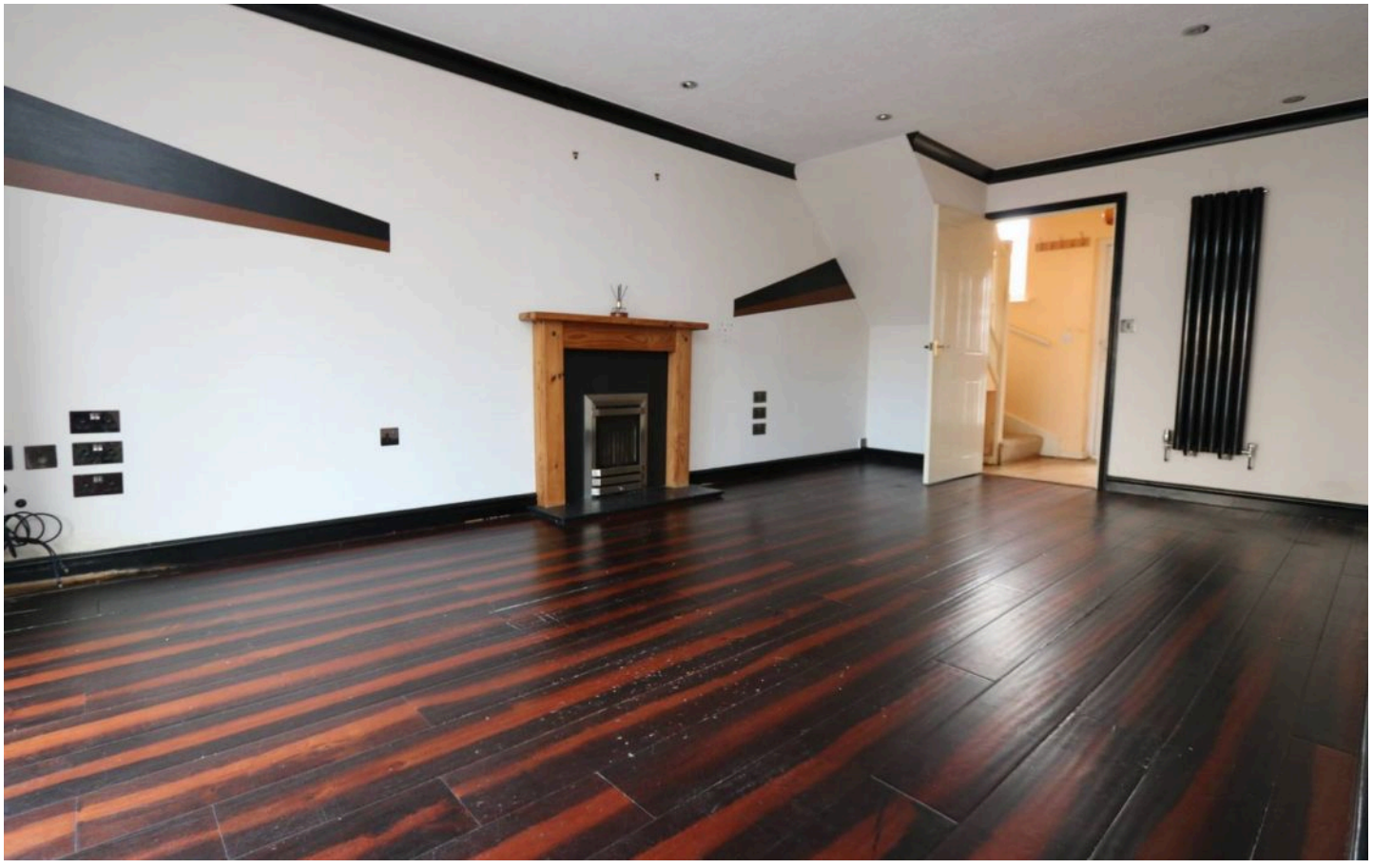
Rhoose Point

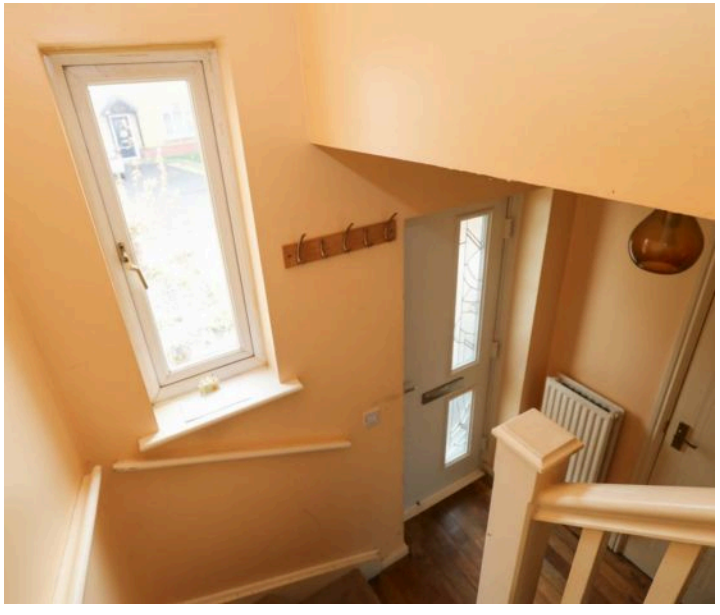
Three bedroom detached home with full width conservatory, garage, driveway, modern kitchen, and low maintenance living. Close to shops, schools, and transport links. EPC rating TBC. Council Tax band: E

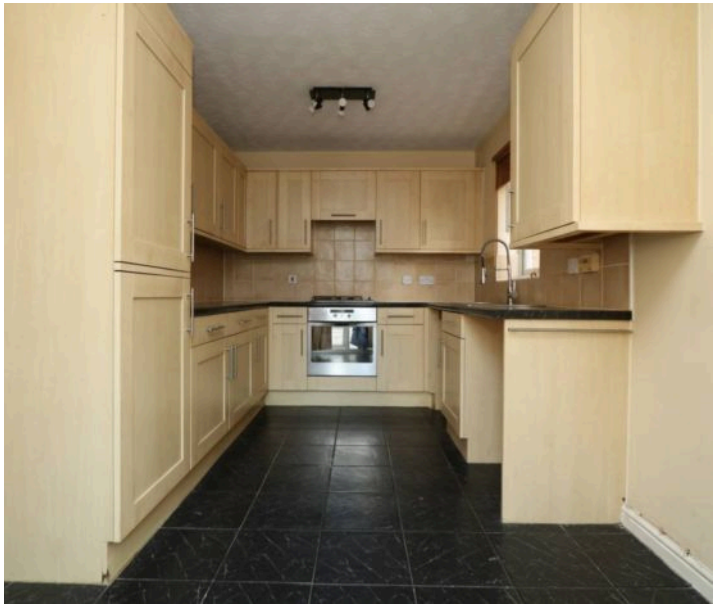
Tenure: Freehold

EPC Energy Efficiency Rating: C73

- THREE BEDROOM DETACHED PROPERTY
- FULL WIDTH LARGE CONSERVATORY
- LOW MAINTENANCE FULLY ENCLOSED REAR GARDEN
- DRIVEWAY FOR ONE VEHICLE AND GARAGE
- EPC RATING OF C73







Entrance hallway
Access via a composite door with two obscure glass panels. Oak effect flooring with matching doors off to WC and living room. Handy under stairs open storage area and carpeted dog leg stairs lead to the first floor. Radiator. Hive wall mounted control panel and a further double glazed window to the front over the stairs.

WC
5' 2" x 2' 11" (1.57m x 0.88m)
White WC and corner sink unit. Tiled flooring. Front obscure double glazed window. Radiator.

Living Room
18' 11" x 10' 10" (5.76m x 3.30m)
Large living room with wood effect flooring. Gas fire with oak effect surround. Modern column style radiator. Bifold doors out to conservatory area and door leading to kitchen. Coved ceiling with nine recessed spotlights.

Kitchen
14' 1" x 8' 2" (4.28m x 2.48m)
With matching eye and base level units and a contrasting worktop. One and a half bowl stainless steel sink unit inset with pull out mixer tap over. Electric oven and four ring gas hob; space for washing machine and dishwasher as required with space for a free standing fridge/ freezer also. Side window and modern column radiator. French doors also allow access to the conservatory.

Conservatory
14' 1" x 18' 11" (4.30m x 5.77m)
*narrowing to 3.06m With a continuation of the wood effect flooring from the living room, this large conservatory offers a great additional entertaining space. French doors allow access to rear garden. Self clean cleaning glazed ceiling. Power and lighting. Two modern radiators.

Landing
Carpeted with matching doors leading to bedrooms, airing cupboard (which houses the valiant combi boiler) and bathroom. Loft hatch.

Bedroom one
16' 5" x 11' 4" (5.01m x 3.46m)
Carpeted double bedroom with handy dressing area leading to the bedroom section (2.59m). Double aspect double galzed front windows. Radiator. Door leading to ensuite.

En-suite
10' 6" x 3' 3" (3.21m x 0.99m)
A fully tiled double shower area with thermostatic shower with rainfall style head and separate wash unit. Close couple WC and sink basin. Double glazed obscure side window. Wall mounted medicine cupboard with light and mirror. Ceramic tiled floor. extra Extractor and shaving point. Small radiator.

Bedroom two
11' 1" x 9' 7" (3.39m x 2.91m)
A carpeted double bedroom with double glazed rear window. Two separate built-in wardrobes one quadruple wardrobe with one mirrored panel and handy pull out drawers, with the other being a single built-in wardrobe unit. Radiator.

Bedroom three
11' 4" x 8' 3" (3.45m x 2.51m)
Large single bedroom. Carpeted with double glazed rear window. Radiator.

Bathroom
7' 10" x 6' 4" (2.39m x 1.94m)
A white bathroom suite comprising of bath with mixer tap and shower attachment over. Half tiled walls. Close couple WC and sink unit. Double glazed side obscure window. Vinyl floor tiles. Radiator, extractor and shaving point.

GARDEN

Fully enclosed, low maintenance rear garden, Laid with patios slabs, slate chippings and a small decked area. There are some mature shrubs and trees offering greenery. Side gate allows access to the front of the property. Double external electrical socket.

GARAGE

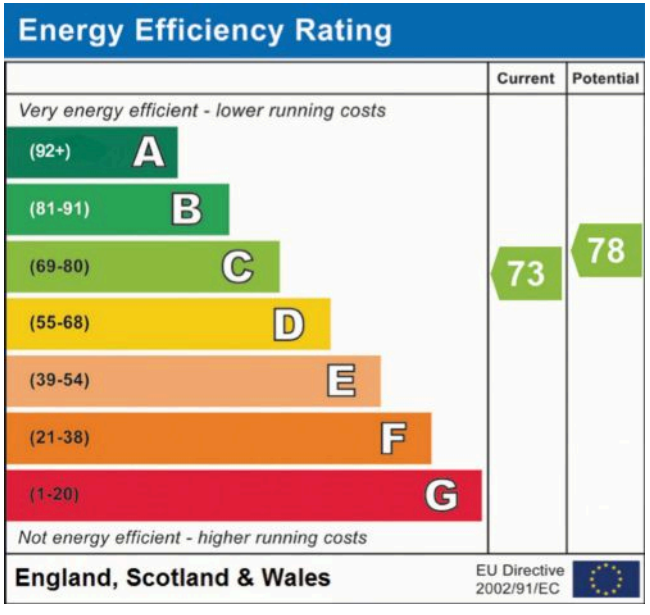
Single Garage

Access via an up and over door. Single garage with power and lighting.

DRIVEWAY

1 Parking Space

Laid to tarmac there is room for one vehicle to park. Side areas laid with slate chippings and some trees. There is the potential to extend the driveway to provide another parking space should this be required. Outside tap and access to the rear garden via a secure side gate.



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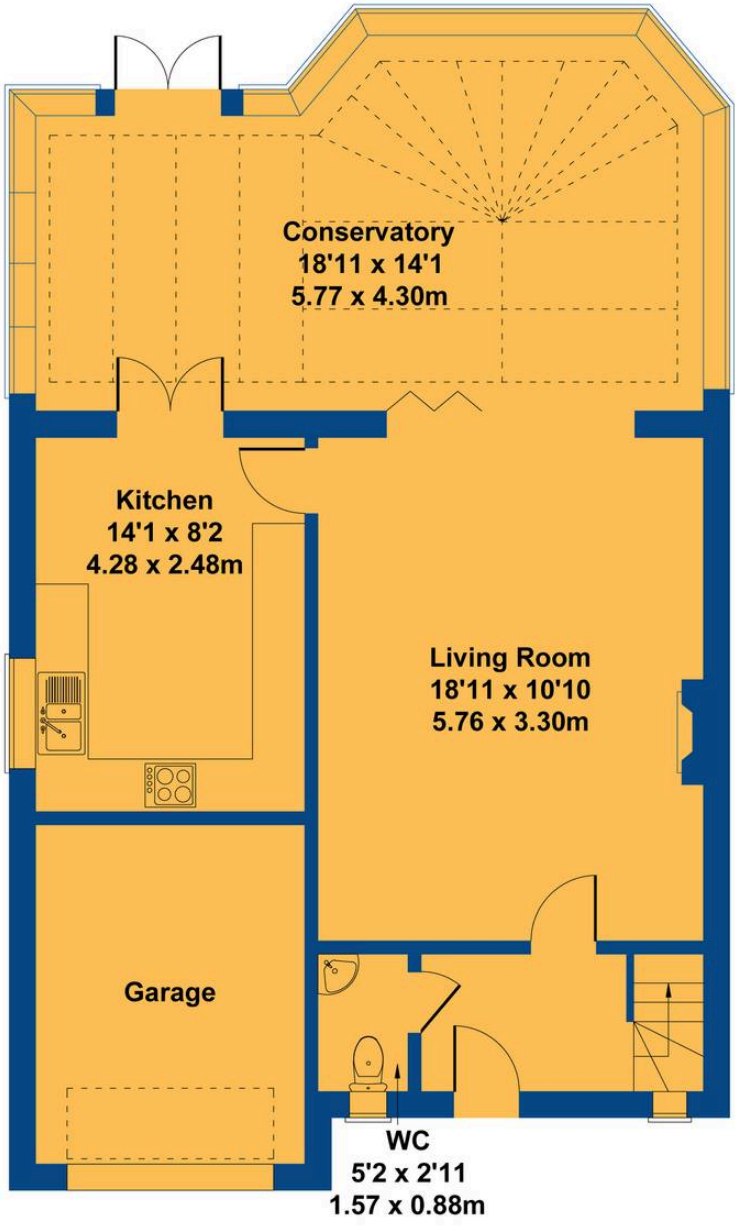
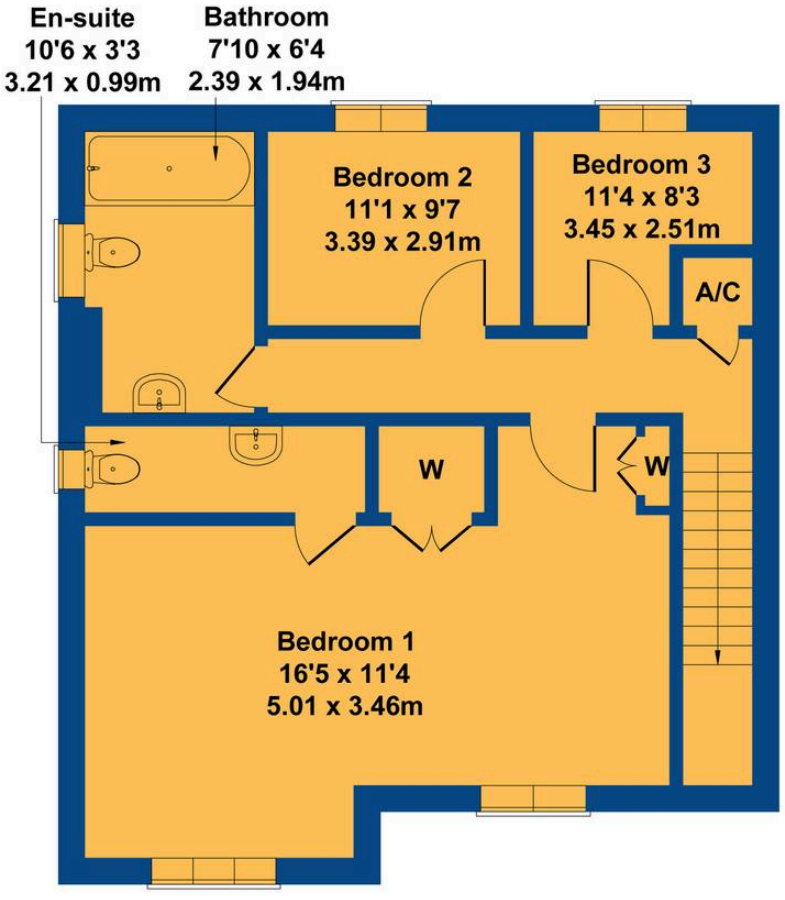


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

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