



award winning estate agent

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14 Cilgant Y Meillion Rhoose Point



SUBSTANTIAL 5 DOUBLE BEDROOM

3 RECEPTS & STUNNING CONSERVATORY

LARGE FAMILY KITCHEN; UTILITY ROOM

(UPDATED) EN-SUITES & FAMILY BATHROOM

FRONT GARDEN & 4 CAR DRIVEWAY

EXCEPTIONAL SIZE FAMILY REAR GARDEN

£375,000

GREATLY IMPROVED; VERY LARGE FAMILY GARDEN' 5 DOUBLE BEDROOMS - Situated on this desirable development is this 'Stratford' design family home constructed in 2001. The ground floor is welcomed to via a hall with Travertine flooring and has a cloakroom/wc, living room, dining room and large kitchen off. Additionally to the ground floor there is a utility room, stunning conservatory with 2017 sun reflecting roof and finally a large games room. The first floor has 5 double bedrooms - the master having a dressing room and upgraded en-suite. One other bedroom has en-suite facilities and there is a family bathroom/WC with shower. Outside, there is parking for 4 cars, a front garden and the extensive rear garden with shed. The house is double glazed, gas centrally heated with HIVE and the kitchen has a range of integrated appliances. The walks along the coastal path are moments away, and within a ten minute walk is the rail station at Rhoose.

Tenure Freehold

Tax Band F

Water Rates Meter Fitted

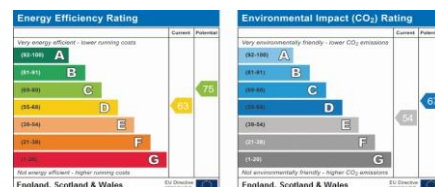
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A GUIDED TOUR OF 14 Cilgant Y Meillion

GROUND FLOOR.

Entrance Hall. Accessed via a storm porch and through a modern door with opaque glazed panels. There is a superb Travertine flooring and matching panelled doors which give access to a handy under stair storage cupboard, cloakroom/WC, formal dining room and kitchen. French style glazed double doors lead into the living room. Radiator, telephone point and alarm panel. Hive heating controls.

Cloakroom/WC. 6' 0" x 3' 6" (1.83m x 1.07m) In white and comprising close coupled WC with button flush and replaced ceramic hand basin with vanity cupboard under. Travertine flooring, mosaic ceramic splash backs and sill plus opaque front window and chrome heated towel rail.

Living Room. 20' 6" x 11' 11" (6.24m x 3.63m) An immaculate carpeted dual aspect room with front windows and rear French style patio doors leading onto the garden. The focal point is that of a feature stone fireplace. Two radiators.

Formal Dining Room. 14' 5" x 9' 8" (4.39m x 2.94m) With a feature engineered oak flooring tiled style flooring, radiator and French style UPVC doors lead into the conservatory. A panelled door leads to the family kitchen.

Conservatory. 12' 9" x 12' 7" (3.88m x 3.83m) A magnificent extension with a range of UPVC windows and recently replaced clear heat reflecting roof (cost £10,000). Ceramic tiled flooring, radiator and feature stone effect sill built on a dwarf brick wall. French style doors lead out to the impressive rear garden.

Family Kitchen. 15' 0" x 12' 0" (4.57m x 3.65m) A spacious family room with ceramic tiled flooring. There is a good range of matching eye level and base units in Beech style and these are complimented with modern worktops which have a one and a half bowl stainless steel sink unit inset. Integrated appliances include fridge/freezer, dishwasher, four ring hob with extractor over and waist level double oven and grill. There are side and rear and UPVC windows, radiator and six recessed spot lights, ceramic splash backs and sill. Additional storage cupboard and finally panelled doors lead into the utility room and games room.

Utility Room. 8' 8" x 5' 1" (2.64m x 1.55m) With ceramic tiled flooring and matching units to those of the kitchen the utility room has space for a washing machine and tumble dryer as required and a secondary stainless steel sink unit. Radiator, extractor, ceramic tiled splash backs, hive controls and status box and part glazed external door to the side garden area.

Games Room. 17' 5" x 17' 4" (5.30m x 5.28m) An excellent fourth reception room which really is multi-purpose which is currently used as a games room/gym and so on. There are three sets of UPVC windows and an external part glazed door leading out onto the side garden area. Radiator, fuse box and gas boiler bar section to remain.

FIRST FLOOR.

Galleried Landing. 16' 0" x 7' 4" (4.87m x 2.23m) Carpeted, radiator, loft hatch and panelled doors access the five bedrooms, family bathroom and airing cupboard. Front windows. Accessed via a carpeted staircase with pine balustrade.

Bedroom One 21' 9" x 17' 4" (6.62m x 5.28m)

Dressing Area. Initially the master bedroom has a carpeted dressing room with wardrobe additional hanging space and with further arch leading to the bedroom area and panelled door leading to the en-suite.

Bedroom Area. Carpeted and with side and front windows, two radiators, TV point and full range of wardrobes along the length of one wall and excluded from dimensions provided.

En-Suite. Beautifully up graded there is a white WC with concealed cistern, wash hand basin with a good range of plethora storage units under and display space over and finally there is a triple shower cubicle which has a rainfall style fixed unit. There are ceramic tiled floor, wall and splash back areas. A Velux sky light window, antique style radiator plus three recessed spot lights. Contemporary mirror with spot lights.

Bedroom Two. 11' 9" x 10' 9" (3.58m x 3.27m) Carpeted, radiator and with rear UPVC windows with pleasant outlook over the garden. Recessed wardrobe excluded in the dimensions and a panelled door leads into the en-suite.

En-suite. 10' 9" x 3' 5" (3.27m x 1.04m) Upgraded and in white a close coupled WC with button flush, wash hand basin with vanity drawers under and single shower cubicle with rainfall style head. Ceramic tiled floor, splash backs and sill plus opaque UPVC side window. Chrome heated towel rail, three recessed spot lights and contemporary mirror with spot lights.

Bedroom Three. 12' 1" x 12' 0" (3.68m x 3.65m) A carpeted bedroom with radiator, rear window with pleasant aspect over looking the garden and there are two storage cupboards.

Bedroom Four. 12' 1" x 8' 4" (3.68m x 2.54m) With a laminated flooring, radiator and front window.

Bedroom Five. 9' 11" x 9' 9" (3.02m x 2.97m) A carpeted double bedroom with rear window and garden aspect. Radiator.

Family Bathroom/WC with Shower 8' 10" x 5' 9" (2.69m x 1.75m) In immaculate order with a lightly coloured suite comprising close coupled wc, basin with vanity cupboard under, twin grip bath and separate shower cubicle. 2 recessed spotlights, extractor, radiator plus ceramic tiled splash-backs and sill with rear opaque window. Tiled effect vinyl flooring.

OUTSIDE

Front Garden A good size well kept lawn bordered by wrought iron railings with brick walled pillars.

Driveway With a mix of interlocking brick paviour and tarmac and in essence providing 4 vehicle spaces. A slabbed path leads to the side of the house, via timber gate, and to the rear garden.

Rear Garden 61' deep x 48' wide (18.58m deep x 14.62m wide) A wonderful size rear garden initially laid with a Cotswold slabbed patio with external power point adjacent. The remainder is laid to a well kept level lawn enclosed by timber fencing (improved on the sellers' side) There is an outside tap and access to an additional side area which is laid to slabs and grass with large garden shed to remain (handy for bike storage, recycling and so on).

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.