



1 Rhodfar Mor

Rhose, CF62 3LE

Offers Over £600,000

HARRIS & BIRT



PART EXCHANGE CONSIDERED.

An impressively spacious detached property situated in an elevated position offering wonderful coastal views located on the popular development at Rhoose Point. The immaculately presented accommodation briefly comprises: entrance hallway, living room, sitting room, snug, kitchen/dining room, utility room and cloakroom to the ground floor. Stairs lead up to the first floor which offers five double bedrooms with two bedrooms offering en suites and a further family bathroom. To the second floor is an open landing currently in use as a reading room and would also make an excellent home office with a further bedroom adjacent. Outside offers off road parking via private drive leading to the integrated double garage and private garden to rear. Part Exchange considered.

Rhoose Point is a modern housing development situated on the outskirts of the popular village of Rhoose in the Vale of Glamorgan. The village centre is just a short walk away with excellent facilities including a range of shops including Tesco Express, local junior school, post office, two village pubs, library, medical centre etc. Rhoose has a railway station on the coastal line between Bridgend and Cardiff. Immediately to the south is the heritage coastline and the village enjoys views over the Bristol Channel to the Somerset coastline beyond. Easy access to the main road network brings major centres within easy commuting distance including the capital city of Cardiff etc. Cardiff Wales Airport offers a wide variety of destinations.

Rhoose Point has been designated as a 'Site of Importance for Nature Conservation'. The scenic lakes, grassland areas and dramatic cliffs at Rhoose make it an important site for ecology and biodiversity.

- Detached Three Storey Property With Six Double Bedrooms
- Three/Four Reception Rooms
- Off Road Driveway Parking & Double Garage
- Close To Local Amenities
- Offered For Sale With No Onward Chain
- PART EXCHANGE CONSIDERED
- Far Reaching Sea Views
- Popular Location
- Cowbridge School Catchment
- EPC Rating - C

Accommodation

Ground Floor

Entrance Hallway 6'3 x 22'7 (1.91m x 6.88m)

The property is entered via solid composite front door with decorative glazed panels and further obscure glazed panels into entrance hallway. Large form tiled flooring. Stairs to first floor with understairs storage cupboard. Fitted radiator. Pendant ceiling lights. Doors to all ground floor rooms.

Living Room 11'7 x 20'6 (3.53m x 6.25m)

Double doors from hallway into spacious living room. Large picture window overlooking the front with sea views. Wall mounted Smeg electric fire. Continuation of tiled flooring from hallway. Fitted radiator. Pendant ceiling lights.

Sitting Room 11'7 x 12'6 (3.53m x 3.81m)

French doors opening onto rear decking and garden beyond. Wall mounted Smeg electric fire. Continuation of tiled flooring from hallway. Fitted radiator. Pendant ceiling light.

Snug 8'6 x 6'9 (2.59m x 2.06m)

Window overlooking rear garden. Continuation of tiled flooring from hallway. Radiator. Pendant ceiling light.

Kitchen/Dining Room 16'6 x 16'5 (5.03m x 5.00m)

Modern fitted kitchen in high gloss grey with features to include: range of wall and base units with marble effect worksurfaces and matching upstands. Inset single bowl sink with curved mixer tap. Four ring induction hob with electric extractor over and electric fan assisted oven under. French doors opening onto rear patio. Further windows to side. Window in kitchen overlooking the rear garden. Continuation of tiled flooring from hallway. Fitted radiators. Ceiling spotlights. Opening through to utility room.

Utility Room 11'9 x 4'8 (3.58m x 1.42m)

Range of wall and base units to match the kitchen with matching worktops and upstands. Space for undercounter washing machine. Wall mounted Ideal gas boiler. Obscure glazed door to side. Part tiled walls. Continuation of tiled flooring from kitchen. Fitted radiator. Pendant ceiling light.

Cloakroom/WC 5'2 x 3'8 (1.57m x 1.12m)

Two piece suite comprising floating WC with hidden cistern and push button flush. Vanity unit containing sink with mixer tap and storage below. Part tiled walls. Continuation of tiled flooring from hallway. Fitted radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing 13'11 x 12'11 (4.24m x 3.94m)

Stairs from ground floor to first floor landing. Airing cupboard containing hot water tank. Windows overlooking front. Fitted carpet. Fitted radiators. Pendant ceiling lights. Doors to all first floor rooms. Stairs leading up to second floor.

Master Bedroom 11'11 x 13'10 (3.63m x 4.22m)

Spacious master bedroom with window overlooking rear garden. Two fitted double wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite Bathroom 7'11 x 6'3 (2.41m x 1.91m)

Three piece suite in white comprising panelled bath with hot and cold taps and shower head attachment. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to side. Part tiled walls. Wood effect vinyl flooring. Fitted radiator. Ceiling spotlights. Extractor fan.

Bedroom Two 8'10 x 9'10 (2.69m x 3.00m)

Window overlooking rear garden. Double fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite 8'10 x 5'4 (2.69m x 1.63m)

Three piece suite comprising shower cubicle with wall mounted mains connected shower. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to side. Part tiled walls. Wood effect vinyl flooring. Radiator. Pendant ceiling light. Extractor fan. Shaving point.

Bedroom Three 11'0 x 9'10 (3.35m x 3.00m)

Double doors with Juliette balcony enjoying wonderful sea views to front. Double fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 12'6 x 10'10 (3.81m x 3.30m)

Window overlooking rear garden. Double fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Five 9'6 x 10'10 (2.90m x 3.30m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 7'5 x 6'5 (2.26m x 1.96m)

Three piece suite in white comprising panelled bath with hot and cold taps and shower head attachment. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Picture window overlooking front. Part tiled walls. Fitted carpet. Radiator. Ceiling spotlights. Extractor fan.

Second Floor

Study 9'0 x 9'9 (2.74m x 2.97m)

Stairs from first floor landing into second floor open landing, currently being used as reading room but would also make a useful office/study space. Velux ceiling window. Fitted carpet. Fitted bookshelves. Ceiling spotlight. Door to bedroom six.

Bedroom Six 7'8 x 9'9 (2.34m x 2.97m)

Velux window to front. Fitted carpet. Ceiling spotlight.

Outside

The front of property enjoys the benefit of off road driveway parking for several vehicles leading to integral double garage. The front garden is laid to plumb slate for ease of maintenance. Steps lead up to the front door and an elevated terrace with obscure glazed privacy panels. Gated side access to garage and the rear garden.

The rear garden is laid to lawn with an elevated decked terrace. A further spacious decked terraced is accessed from the sitting room and kitchen/dining room. Fenced boundaries to all sides of the garden.

Garage

Double garage with electric roller shutter doors, light and power. There is door to the rear of the garage giving access to the rear garden.

Services

All mains services are connected to the property. Heating via gas boiler located in the utility room. UPVC double glazing throughout. Freehold.

Directions

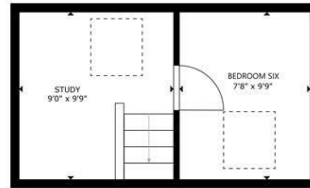
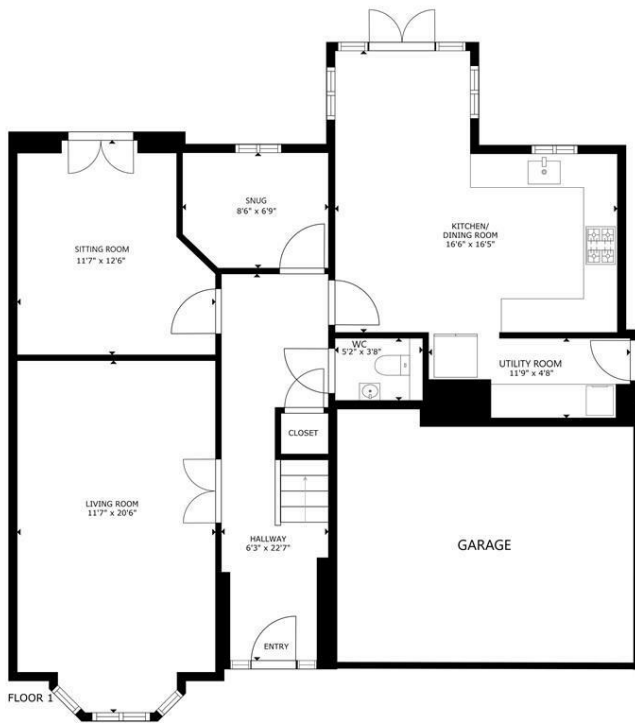
From Weycock Cross in Barry at the southern end of the five mile lane, take the third exit on the roundabout onto the A4226 signposted towards Cardiff Airport. At the next roundabout take the first exit onto Port Rd, signposted Cardiff Airport. First exit at the next two roundabouts onto Porthkerry Rd towards Rhose. At the next roundabout take your first exit into Rhose Point. Follow the road all the way in and at the roundabout take your first exit onto Bryn Y Glon. Take your next left onto Rhodfa'r Mor. Number 1 is a short way on your left indicated by our Harris & Birt for sale board, just after the turning for Heol Peartree.



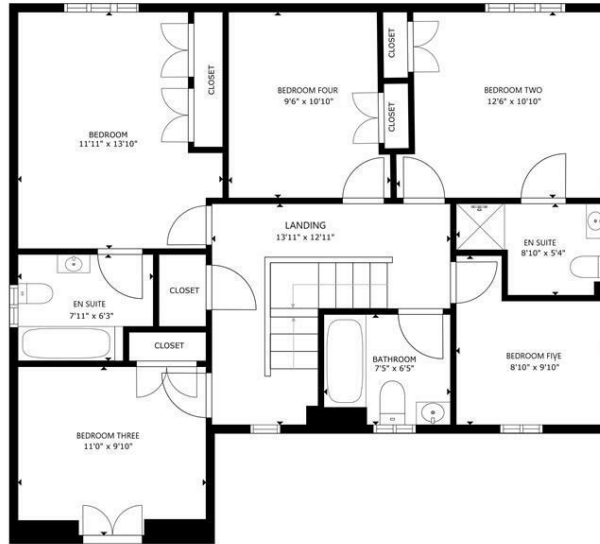








FLOOR 3



FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 869 sq. ft, FLOOR 2: 903 sq. ft
FLOOR 3: 167 sq. ft, TOTAL: 1,939 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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