



HEOL Y BRENIN





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, CF64 3HR - £720,000



6 bedroom(s)



4 bathroom(s)



2002.00 sq ft

Jeffrey Ross are pleased to present for sale this exceptional double fronted detached house on the popular Regents Gate development by Wimpey Homes built around 2006.

Boasting 6 bedrooms with 4 bathrooms and over 2,000 square footage of versatile living over 3 floors.

Located on the fringe of Cosmeston Country Park with its 2 lakes and endless country walks. Catchment for the popular Victoria Primary & Stanwell Secondary Schools.

Briefly comprising a spacious and welcoming entrance hall, ground floor cloakroom, 26' main lounge, sitting room & impressively large kitchen with dining area. To the first and second floors there are 6 bedrooms - built in wardrobes to the master plus an en suite shower room, another en suite to bedroom 2 plus there is a bathroom and shower room completing the accommodation.

Complimented with upvc double glazing and gas central heating to include an updated hot water system.

Situated upon a corner plot with an enclosed rear lawned garden and 2 patios with access to a twin double length drive allowing off road parking plus a detached double garage.

Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALL

Enter into a spacious and welcoming entrance hall with dog leg staircase leading to a galleried landing, window to front, built in cloaks cupboard, telephone point.

CLOAKROOM

With modern white suite comprising corner pedestal wash hand basin and close coupled wc, window to front.

LOUNGE

7.14m x 3.56m (23'5" x 11'8")

Impressively large main living room, window to front and wide French doors to the rear into the garden, TV point, telephone point.

SITTING ROOM

3.28m max x 2.95m (10'9" max x 9'8")

Window to front, TV point.

KITCHEN DINING

5.79m max x 3.96m max (19' max x 13' max)

Equally impressive large room with an extensive range of wall and base units with laminate worktop and stainless steel one & half bowl sink & drainer with tiled splash backs, room for dining table & chairs, built in oven, hob & hood, plumbed for washing machine and dishwasher plus space for an American style fridge/freezer, 2 windows to the rear plus a door to the garden, airing cupboard to one corner with an upgraded hot water cylinder,

FIRST FLOOR LANDING

Part galleried landing leading to the 4 main bedrooms and bathroom to this floor with stairs rising to the second floor, airing cupboard with small radiator.

MASTER BEDROOM

4.34m to robes x 3.61m (14'3" to robes x 11'10")

Very large master bedroom, with 3 fitted double wardrobes including over head cupboards to one wall, window to front, TV point, telephone point.

EN SUITE SHOWER ROOM

3 piece modern white 'Roca' suite comprising a shower cubicle, pedestal wash hand basin and close coupled wc, window to front, extractor fan.

BEDROOM 2

3.53m max x 3.45m max (11'7" max x 11'4" max)

Double bedroom, window to front.

EN SUITE SHOWER ROOM

3 piece modern white 'Roca' suite comprising a shower cubicle, pedestal wash hand basin and close coupled wc, window to side, extractor fan.

BEDROOM 3

3.51m x 2.59m (11'6" x 8'6")

Double bedroom, window to rear.

BEDROOM 4

3.58m max x 2.06m (11'9" max x 6'9")

Double bedroom, window to rear.

BATHROOM

3 piece modern white 'Roca' suite comprising a panel bath, pedestal wash hand basin and close coupled wc, window to rear, tiled surround, extractor fan.

SECOND FLOOR LANDING

Allowing access to the remaining bedrooms and shower room.



BEDROOM 5

5.05m max x 3.56m (16'7" max x 11'8")

Large double bedroom, window to front plus Velux roof window to the rear.

BEDROOM 6

5.05m max x 3.66m (16'7" max x 12')

Large double bedroom, window to front plus Velux roof window to the rear.

GARDEN

Established front garden with mature shrub borders and display, exterior light. Generous enclosed rear garden - curved brick wall and feather edge fencing, mainly laid to lawn plus raised decked patio with steps to a lower second patio - paved and decking, outside tap, exterior light, rear gate onto the double width drive allowing twin off road parking for up to 4 cars and leading to the double garage.

DOUBLE GARAGE

5.21m x 5.18m (17'1" x 17')

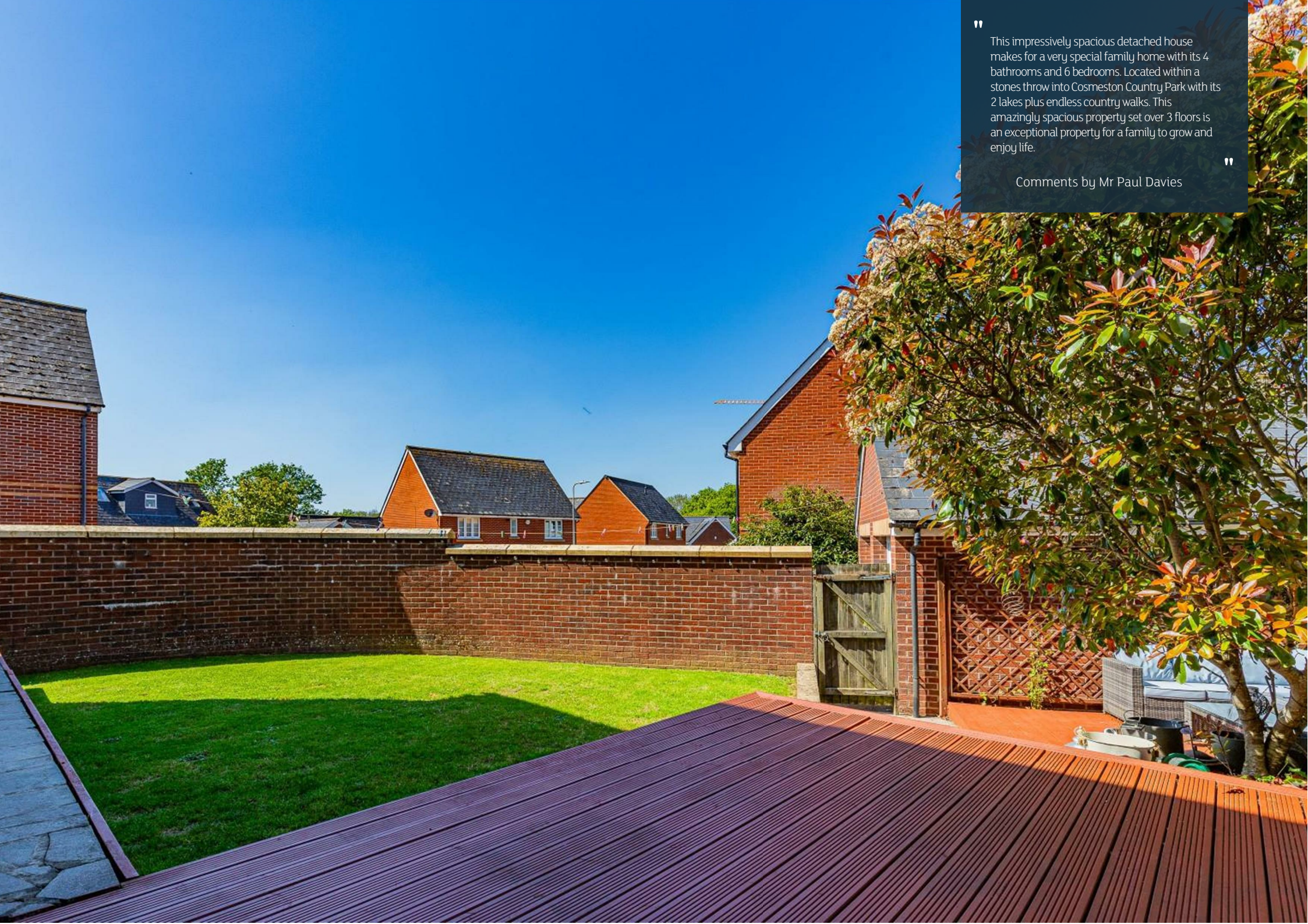
Detached brick built double garage - twin up & over doors allowing access, light & power, storage within the roof.

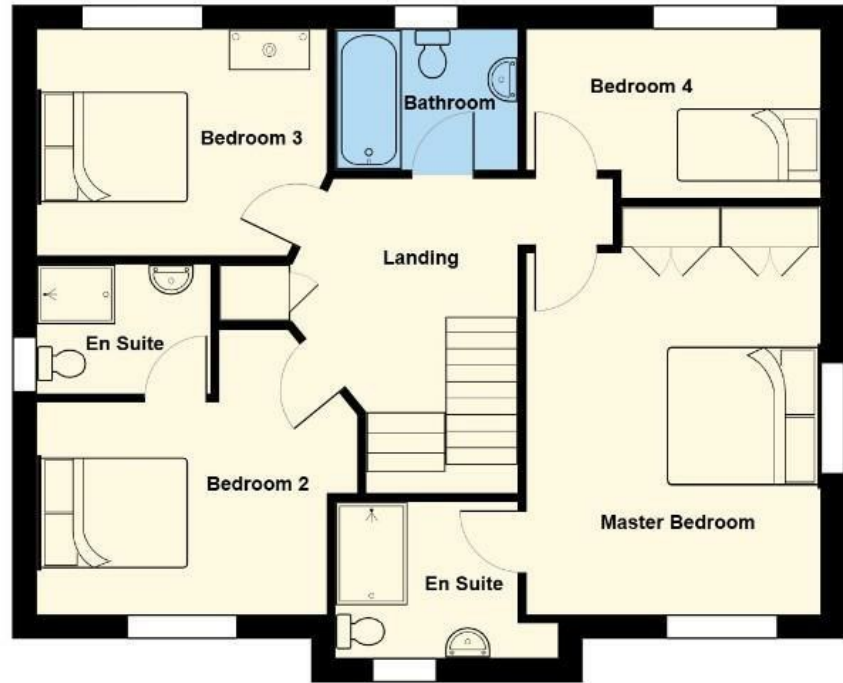
INFORMATION

We believe the property is Freehold.
Council Banding - Band G £3,540.02 (2025-2026)

" This impressively spacious detached house makes for a very special family home with its 4 bathrooms and 6 bedrooms. Located within a stones throw into Cosmeston Country Park with its 2 lakes plus endless country walks. This amazingly spacious property set over 3 floors is an exceptional property for a family to grow and enjoy life.

Comments by Mr Paul Davies





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Jeffrey Ross