



PORFA BALLAS

RHOOSE POINT

PORFA BALLAS

RHOOSE POINT, CF62 3LF

PRICE GUIDE

£600,000 - FREEHOLD

 6 Bed

 3 Bath

 2336.00 sq ft

Located in the sought-after area of Porfa Ballas, Rhooose Point, this well-presented family home offers generous space and excellent sea views. With six bedrooms, it's ideal for a growing family or anyone needing extra room for guests or home working.

The property includes two good-sized reception rooms, providing flexibility for both everyday living and entertaining. There are also two bathrooms, designed to meet the needs of a busy household.

A standout feature is the conservatory, which has underfloor heating, making it a usable, comfortable space year-round. One of the bedrooms opens onto a balcony with views of the coastline, offering a quiet spot to relax.

Outside, the large south-facing garden gets plenty of sunlight and is perfect for spending time outdoors. A double garage provides secure parking and extra storage.

This is a practical, spacious home in a great coastal location, ideal for anyone looking to enjoy more space and fresh sea air without sacrificing convenience.

LIVING ROOM
12'05" x 15'11"

W/C
3'01" x 7'05" / 4'08"

HALLWAY
7'10" x 14'09"

OPEN KITCHEN/DINER
10'06" / 8'11" x 33'01"

CONSERVATORY
21'06" x 9'0"

UTILITY
5'01" x 9'0"

BEDROOM ONE
12'10" x 13'11"

BEDROOM TWO
12'01" x 12'04"

EN-SUITE
5'02" x 7'06"

WALK-IN-WARDROBE
5'02" x 6'02"

BEDROOM THREE
12'08" / 9'11" x 12'05"

BEDROOM FOUR
12'0" / 9'08" x 9'01"

BEDROOM FIVE

BEDROOM SIX/WALK-IN-WARDROBE
8'02" x 7'0"

BATHROOM
5'05" x 8'03" / 11'02"

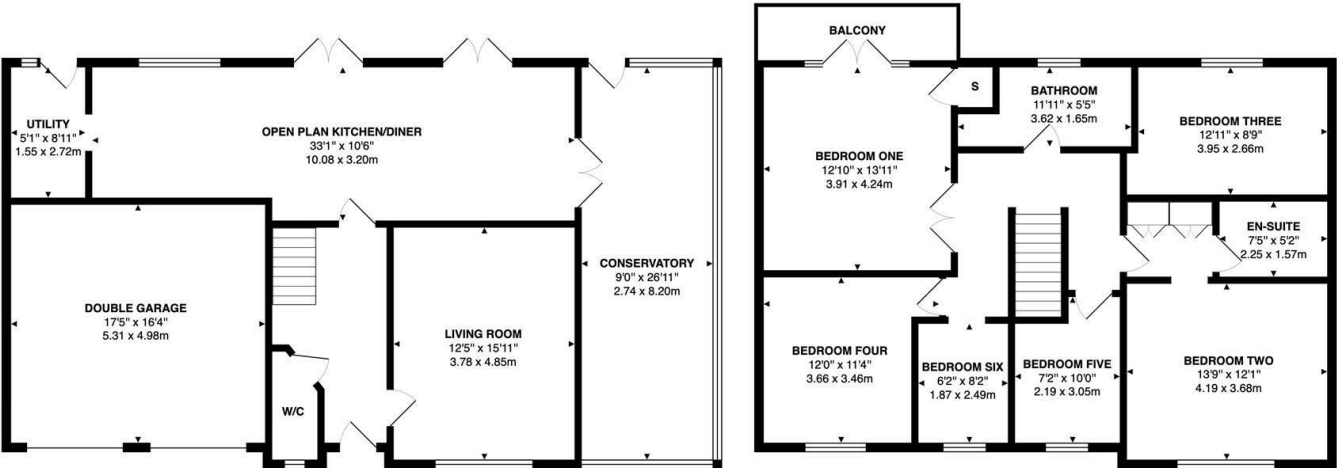




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Porfa Ballas, Rhooose, CF62 3LF



Total Area: 2336 ft² ... 217.0 m²
All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS