



Heol Y Sianel, Rhoose Barry CF62 3ND

welcome to

Heol Y Sianel, Rhoose Barry

A contemporary home which offers everything that a modern family could want and need. This ex-show-home's interior has been stylishly designed to create a luxurious feel throughout. In the catchment area of many primary schools and award winning Cowbridge Comprehensive this is an ideal family house.

Reception Room One

12' 2" MAX x 13' 4" MAX (3.71m MAX x 4.06m MAX)
PVC double glazed window to front and side aspect, radiator, power points, herringbone style flooring, ceiling light along with inset spot lights to ceiling.

Entrance

Entered via Composite door to front aspect, hallway, stairs rising to first floor, radiator, power points, doors to all ground floor accommodation. under stairs cupboard, inset spotlights to ceiling, tiled floor

Reception Room Two / Study

6' 4" x 6' 8" (1.93m x 2.03m)
PVC double glazed window to front aspect, radiator, power points, carpet, wall mounted fused board, inset spotlights to ceiling.

Cloak Room / Utility Room

Tiled flooring, white suite comprising close coupled WC. wash basin inset into custom fit work surface with integral washing machine. Radiator and part tiled walls.

Kitchen / Dining Room

25' 6" Max x 10' 2" Max (7.77m Max x 3.10m Max)
An excellent size room running the full width of the property. PVC double glazed windows to rear aspect, The kitchen has a range of matching eye level wall and base units in cream with complementing work surfaces over. inset four ring gas hob with double electric oven and grill under plus a stainless steel extractor over. stainless steel sink and drainer with chrome mixer tap over. cupboard housing Logic boiler. Further integrated dishwasher and integrated fridge/ freezer. The dining space has PVC French style doors leading onto the rear garden, central ceiling light over where the dining table is currently situated as well as inset

spotlights and power points.

First Floor Landing

Stairs rising from ground floor. stairs rising to second floor, carpeted, radiator, doors leading to the three double bedrooms, master with en suite shower room on this level, plus the family bathroom and airing cupboard (with slatted linen shelf). PVC, double glazed feature window to front aspect with far reaching sea view.

Bedroom One

17' 2" max x 9' 7" max (5.23m max x 2.92m max)
A spacious carpeted double bedroom with front window enjoying sea views. Fitted double wardrobe, inset spot lights, radiator and door to the en-suite.

En-Suite Shower Room

PVC obscure glazed window to rear aspect, white suite comprising, close coupled WC, pedestal basin with chrome mixer tap over and double shower with glass sliding door. Ceramic tiled flooring and fully tiled walls. Deep sill with Shaver point, extractor and radiator, inset spotlights.

Bedroom Four

10' 9" to wardrobes x 8' 3" (3.28m to wardrobes x 2.51m)
PVC double glazed windows to rear aspect, carpet, power points, radiator, built in wardrobe. inset spotlights.

Bedroom Five

12' 1" onto wardrobe x 8' 3" (3.68m onto wardrobe x 2.51m)
PVC double glazed window to front aspect with sea views, mirrored wardrobe, power points, radiator, carpet.

Family Bathroom

PVC obscure double glazed window to rear window plus deep tiled sill. White suite comprising close coupled WC, pedestal wash hand basin and bath with mixer taps, radiator, fully tiled, extractor fan.

Second Floor Landing

Stairs rising from first floor, doors to second and third bedroom and shower room, carpet,

Bedroom Two

12' 3" x 16' 8" (3.73m x 5.08m)
PVC French doors to balcony, skylights to rear, carpet, radiator, power points.

Bedroom Three

14' 2" x 9' 7" (4.32m x 2.92m)
PVC French double glazed doors to front aspect, with far reaching sea views. carpet, power points, radiator. fitted wardrobe, skylight

Shower Room / Wc

Three piece suite comprising of a WC. pedestal wash hand basin and single fully tiled shower cubicle with shower, tiled walls, tiled floor with ceramic tiled splashbacks, opaque rear window. Extractor, shaving point and radiator.

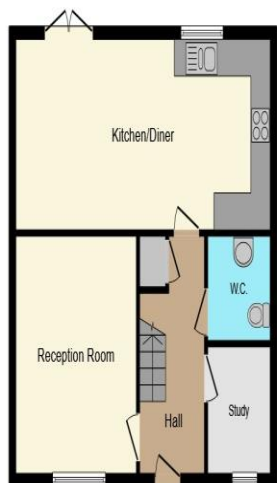
Rear Garden

fully enclosed via brick wall, low maintenance garden with slab pathway to the perimeter, decorative Cotswolds stone chippings, raised flower beds, decorative, sun pattern patio for dining table, fruit trees, door to garage.

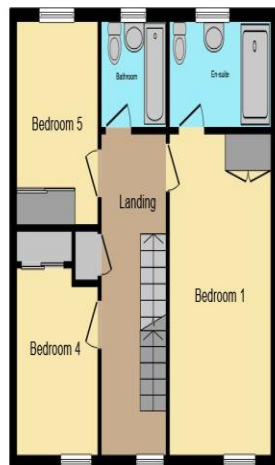
Front Garden

Mature shrubs to the front flower beds, step up to the front door, tarmac drive to the double garage

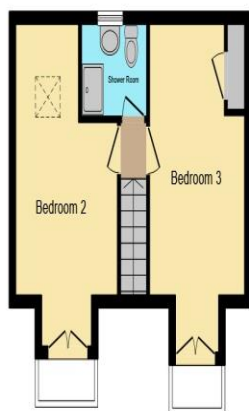
Double Garage



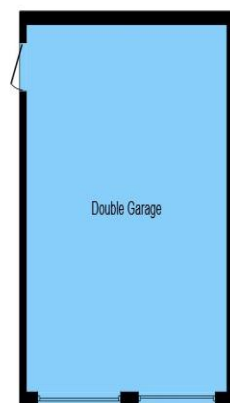
Ground Floor



First Floor



Second Floor



Garage

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welcome to
Heol Y Sianel,
Rhoose Barry

- FIVE BEDROOMS
- DOUBLE GARAGE
- LUXURIOUS INTERIOR
- OFF ROAD PARKING
- SEA VIEWS

Tenure: Freehold EPC Rating: B
Council Tax Band: G

offers in excess of
£500,000



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Property Ref:
BRY107509 - 0016

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