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4 Nyth Yr Eos  
Rhoose, The Vale Of  
Glamorgan, CF62 3LG



## 4 Nyth Yr Eos

Asking price **Guide Price**

**£515,000**

A spacious six bedroom detached family home, offering flexible living and bedroom accommodation, ideal for large or extended family, situated in a peaceful cul-de-sac within the popular Rhoose Point development.

Large detached executive family home

Three reception rooms

Six bedrooms, three with built-in wardrobes

Peaceful cul-de-sac location

Large double driveway accessed by private drive, integral double garage

Lawn and gardens to front and rear

Offered to market with no on-going chain

Very close to Roose Beach and The Heritage Coastal Path

10 minute walking distance to the train link to Cardiff.

Approximately 30 minutes drive to Cardiff









This spacious six bedroom split level detached family home is situated at the head of a peaceful cul-de-sac, accessed via a private drive. This is a versatile property which would be ideal for an extended family - multi generational, great for working from home.

The accommodation briefly comprises of an ENTRANCE HALL, with stairs to first floor. Built-in storage cupboard. Cushion flooring which continues into the ground floor CLOAKROOM, which has a white two piece suite. Double doors lead into the LOUNGE, (14'2" x 13'9") which has a window to front aspect, plus a gas flame fire set within a natural stone and wooden fireplace. Double doors from the lounge lead into the DINING ROOM, (10'8" x 9'10") which has French doors giving access and views into the rear garden, cushion flooring matching the entrance hallway. KITCHEN, (12'5" x 10'6") which offers a range of "Shaker" style base and wall mounted units with roll top work surfaces with splash back tiling over. Integrated oven, four burner gas hob and cooker hood above,

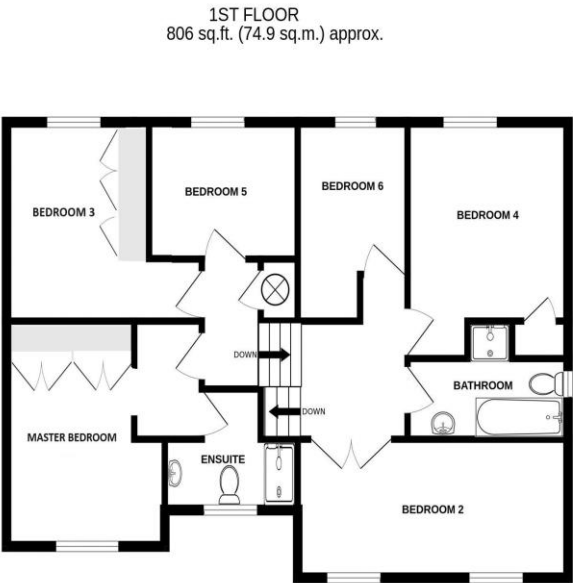
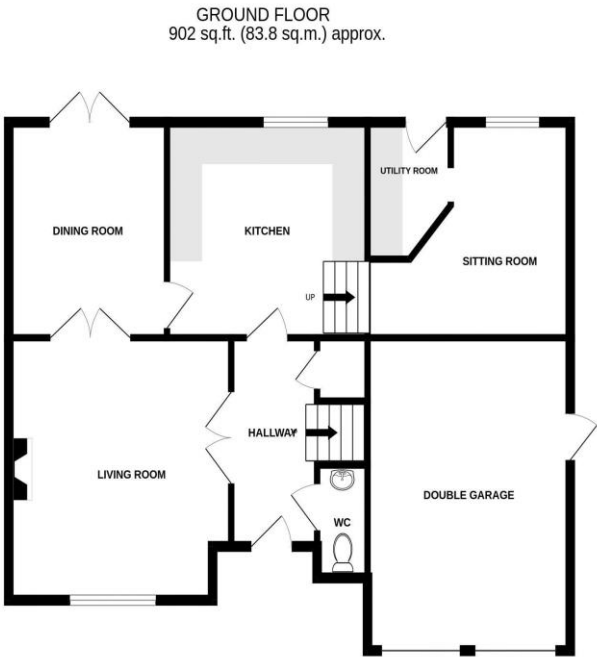
baseline fridge and separate freezer and dishwasher, ceramic tile flooring. Steps from the kitchen lead to a SITTING ROOM, (11'2" x 10'7") with window enjoying views of the rear garden. Off the sitting room is the UTILITY ROOM, (7'5" x 5'2") which has a pedestrian door to rear. It has a continuation of the same "Shaker" style units as the kitchen with space and plumbing for white goods below, roll top work surfaces with splash back tiling over. Wall mounted gas fired, central heating boiler. Door from the sitting room leads into the integral DOUBLE GARAGE, (16'11"x16'2") which has two single up and over doors from the driveway and benefits from power, lighting and a water tap.

The half LANDING with loft inspection point, has stairs rising to the first floor. Double doors lead into BEDROOM 2, (16'10" x 10'1" /8'8" wide) which has two windows to front with views between neighbouring properties into the Bristol Channel. BEDROOM 4, (10'3"x9'9") is a double bedroom with window to rear and benefiting from a built-in single wardrobe

cupboard. BEDROOM 6, (10'9"max x 6'9") is a single bedroom currently used as a home office. The FAMILY BATHROOM, (9'9"x5'3"+ shower cubicle recess) with window to side, offers a white four piece suite which includes a panelled bath plus a separate shower cubicle with a mains power shower fitted.

The first floor LANDING provides accesss to the MASTER BEDROOM SUITE/BEDROOM 1 plus 2 further bedrooms with loft inspection point and built-in airing cupboard housing hot water tank and shelf space. The master suite comprises of MASTER BEDROOM/BEDROOM 1, (13'4"x11'8") VESTIBULE AND EN-SUITE SHOWER ROOM. The Master bedroom/bedroom 1 is located at the front of the property and benefits from two pairs of built-in double wardrobes, the EN-SUITE SHOWER ROOM (9'x 7'4"), has a white three-piece suite including fully tiled double shower cubicle with electric shower fitted. BEDROOM 3, (9'7" to built-in wardrobes x 10'9") and BEDROOM 5, (10'10"x7'5") are both located at the rear of the house with views of the garden. Bedroom 3 benefits from a double and single built-in wardrobe cupboards.

To the front of the property is a tarmac driveway, accessed via a private drive, offering parking space for 3/4 vehicles. Flagstone laid steps and pathway lead to the front door and has an open plan lawned garden. To the rear is an enclosed garden, larger than average, with flagstone laid patio extending from the dining room out onto a lawned garden with raised shrubs and flower borders. The garden is bordered by overlap wood fencing.



TOTAL FLOOR AREA: 1708 sq.ft. (158.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

From Cowbridge travel east along the A48. Travel through Bonvilston, then turn right at the traffic lights onto Five Mile Lane. Proceed to the roundabout taking the third exit. At the next roundabout, take the first left. Follow this road around Rhose Airport. At the next roundabout, take the first left and follow this road into Rhose Point. At the roundabout take the first left. Take the second left and bear left, No. 4 will be found in the top right hand corner accessed via a private drive.

## Tenure

Freehold

## Services

Mains water, electric, gas and drainage  
Council Tax Band G  
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	82 B

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