





## 16 Maes Slowes Leyes

Rhose Point

Stylish 4 bedroom detached home with double garage. Spacious living areas flooded with light. Refitted kitchen & dining room. Landscaped private garden with astro turf & patio. Wrought iron fencing & ample off-road parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STYLISH DETACHED FAMILY HOME
- PRIVATE LANDSCAPED REAR GARDEN
- DETACHED DOUBLE GARAGE
- FRONT TO BACK MAIN LIVING ROOM
- DINING ROOM AND REFITTED KITCHEN
- UTILITY ROOM, CLOAKROOM AND EN-SUITE
- 4 BEDROOMS - 3 WITH WARDROBES
- EPC RATING C77





### Entrance Hall

Accessed via covered storm porch and then through a steel coated door with spyhole and opaque panels. The hall has an Oak style laminate style flooring, panelled door giving access to the cloakroom WC and front to back living room. Open door access is to the dining room, this in turn leads to the refitted kitchen (there is also a door off the hall to the kitchen). Smooth coved ceiling plus radiator. Carpeted stair case with spindled balustrade leads to the first floor.

### Cloakroom WC

5' 10" x 3' 0" (1.78m x 0.91m)

With an Oak style laminate flooring and here this is a white suite comprising close coupled WC and wash basin with vanity cupboard under. Radiator, fuse box and opaque front window with tiled sill. Alarm control panel.

### Living Room

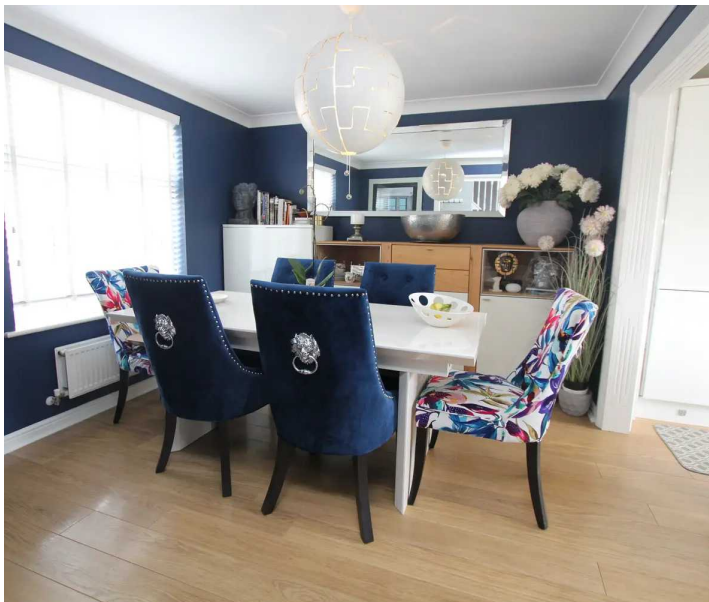
21' 3" x 11' 2" (6.48m x 3.40m)

With Oak style laminate flooring this stylishly presented main reception room has front window and rear French style doors giving access to the rear garden. Smooth coved ceiling. A focal point of a superb fireplace with coal effect gas fire inset. Two radiators. Two wall lights.

### Dining Room

10' 11" x 10' 1" (3.33m x 3.07m)

With Oak style laminate floor this immaculate reception has front window, radiator and smooth coved ceiling. It is open plan to the beautifully appointed kitchen via a square opening.





### **Kitchen**

11' 3" x 10' 8" (3.43m x 3.25m)

Beautifully refitted with striking white eye level and base units (soft close) and these are complemented by modern work tops, splash backs and sill, which has a one and a half bowl sink unit inset with waste disposal insinkerator. Integrated appliances include a central 5 ring gas hob (Neff) and this has a glass canopied extractor over (also by Neff). The hob is built into a central island with wine rack and various storage units. Further waist level double oven with grill and dishwasher. Freestanding space for fridge freezer as required. Rear window and smooth ceiling with 8 recessed spotlights. Panelled door leads to the utility room.

### **Utility Room**

6' 4" x 5' 11" (1.93m x 1.80m)

With Oak style laminate flooring and further handy storage cupboards. There is a second sink unit with mixer tap over plus slot in space for washing machine as required. Radiator and matching splash back (of the kitchen). Steel coated door with opaque glazed panel leads to the rear garden. Extraction unit.

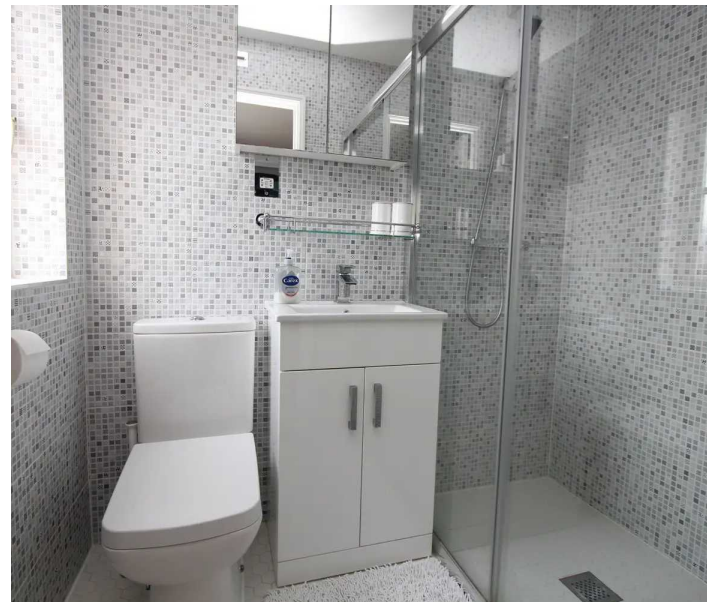
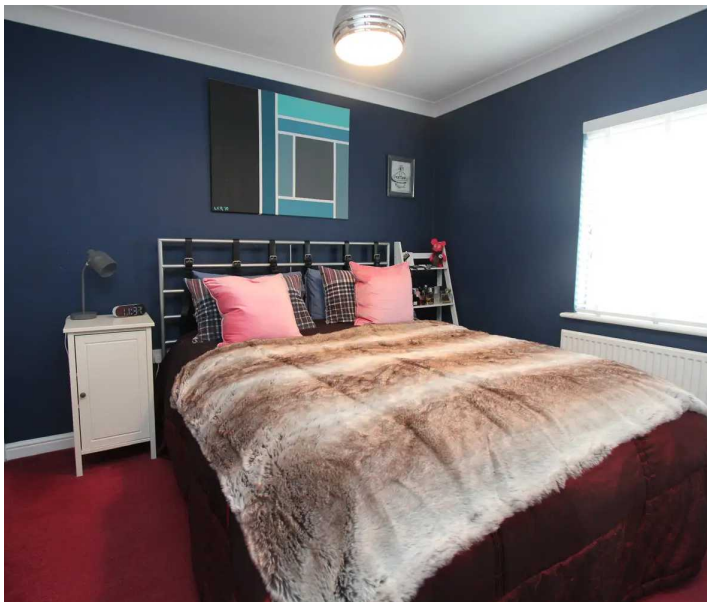
### **Landing**

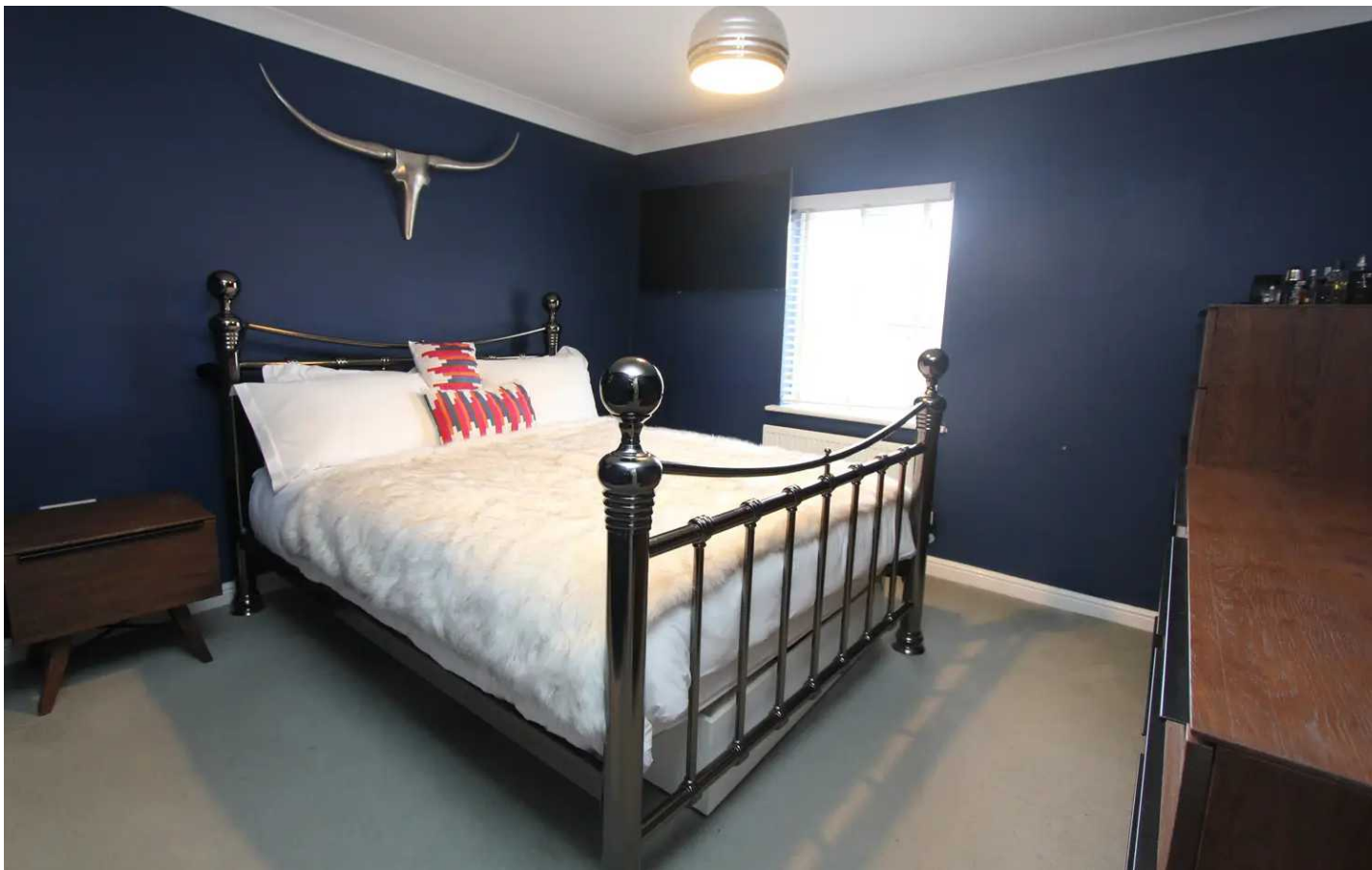
Carpeted, matching the stairs, the landing has a front window and panelled doors giving access to the four bedrooms, bathroom and also a full height storage cupboard. Smooth coved ceiling with loft hatch with pull down ladder to a mostly boarded loft space.

### **Bedroom One**

11' 3" x 9' 10" (3.43m x 3.00m)

Dimensions exclude depth of fitted wardrobes. Carpeted double bedroom with rear window, radiator and smooth coved ceiling. Two double wardrobes and a panelled door leads to the en suite.





### **En Suite**

6' 5" x 4' 6" (1.96m x 1.37m)

Pristine en suite with white suite comprising close coupled WC, wash basin with vanity cupboard under and fully width, fully tiled walk in shower enclosure and has a thermostatic shower inset. Mosaic style tiled flooring. Smooth ceiling with 3 recessed spotlights one with an extraction unit. Mirror fronted cosmetics cabinet, shaver point, column style radiator and opaque rear window. This room acts as a sealed wet room.

### **Bedroom Two**

11' 6" x 10' 5" (3.51m x 3.18m)

Carpeted double bedroom with front window, radiator and smooth coved ceiling.

### **Bedroom Three**

9' 2" x 9' 0" (2.79m x 2.74m)

Carpeted bedroom, which can take a double bed if required. Front window, radiator and smooth coved ceiling. Fitted double wardrobe.

### **Bedroom Four**

10' 8" x 6' 5" (3.25m x 1.96m)

A carpeted bedroom with rear window, radiator and smooth coved ceiling. Along the width of one wall and excluded from dimensions provided is a full range of floor to ceiling wardrobes and storage spaces.



### **Shower Room WC**

6' 8" x 6' 5" (2.03m x 1.96m)

With fully mosaic style tiled floor, splash backs, walls and sill, this room comprises white suite with close coupled WC, wash basin with vanity cupboard under and walk in shower with glass screen - thermostatic shower inset, with two heads - fixed rainfall style and a separate adjust rinser unit. Opaque rear window, shaver point and under floor heating. Extraction unit. This room acts as a sealed wet room.



### **REAR GARDEN**

43' 12" x 28' 12" (13.41m x 8.84m)

A fully enclosed landscaped garden which has a wrap around interlocking brick paviour, patio and walk ways, with central astro turf / false lawn. Five rendered planters with welsh slate chippings. Handy covered section ideal for storage. Side access. The garden is enclosed by 6 foot fencing allowing a good level of privacy. Tap

### **FRONT GARDEN**

With wrought iron fenced borders, the front garden is landscaped with areas of slate chippings, astro turf and various plants / shrubs. There is a front water supply and power socket. The right hand side gate leads to the rear garden.

### **Driveway**

2 Parking Spaces

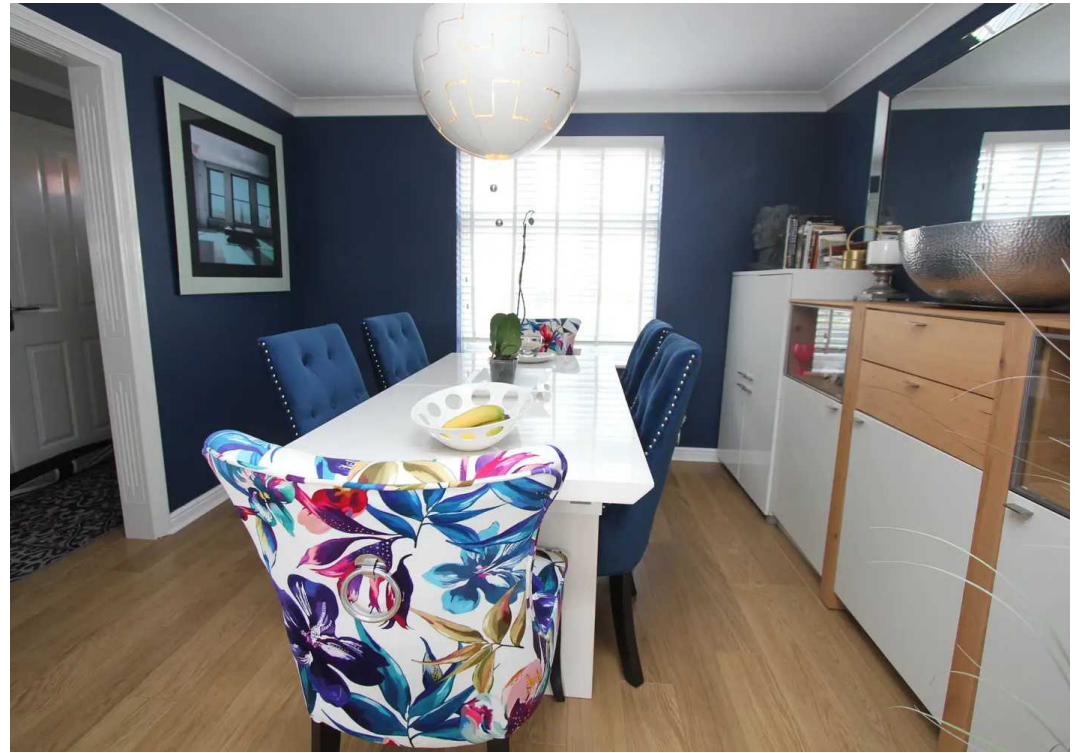
Laid to tarmac and providing off road parking for 2 vehicles side by side.

### **Garage**

17' 7" x 16' 5" (5.36m x 5.00m)

A block build and accessed from the front via two up and over doors - one is remote control. Excellent storage to the rafters.





# 16 Maes Slowes Leyes

Approximate Gross Internal Area  
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhoose@chris-davies.co.uk](mailto:rhoose@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.