

## 37 Llwyn Y Gog

Rhoose Point

Stylish townhouse with stunning channel views. 3 levels, social kitchen/living area, formal living room, 4 bedrooms, 3 bathrooms. Double drive, landscaped rear garden. Close to Rhoose amenities, coast, and rail station. Commuter-friendly access to M4.

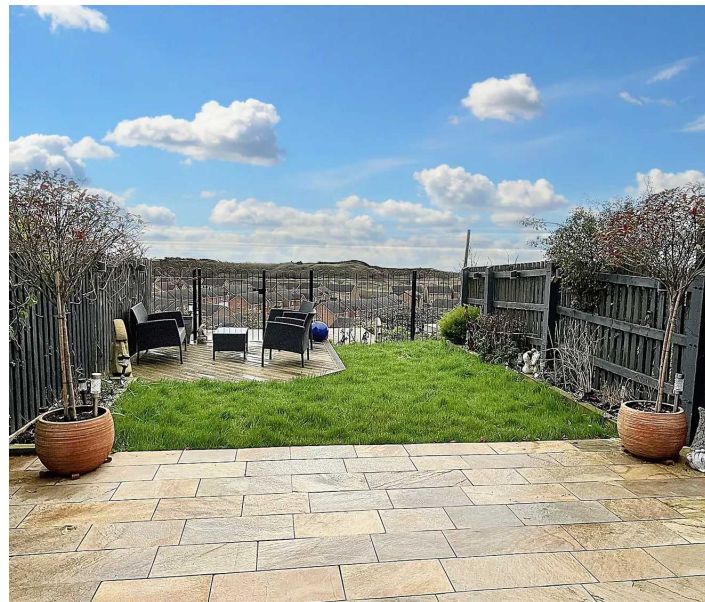
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- GLORIOUS OPEN CHANNEL VIEWS
- 4 BEDROOMS - 2 WITH EN-SUITE
- STUNNING SOCIAL KITCHEN/DINING ROOM
- FORMAL LOUNGE ENJOYING THE VIEWS
- 2 CAR DRIVE AND A STORAGE GARAGE
- LANDSCAPED SOUTH FACING REAR GARDEN
- EPC RATING C69





### **Entrance Hall**

Accessed via a composite door with 4 opaque glazed panels. A welcoming entrance hall with solid oak flooring and matching column panelled doors leading to the cloakroom/WC, large cloaks cupboard, garage and a final mostly glazed door leads to the gorgeous social kitchen/dining room. Contemporary radiator and a carpeted staircase to first floor. Smooth coved ceiling.

### **Cloakroom/WC**

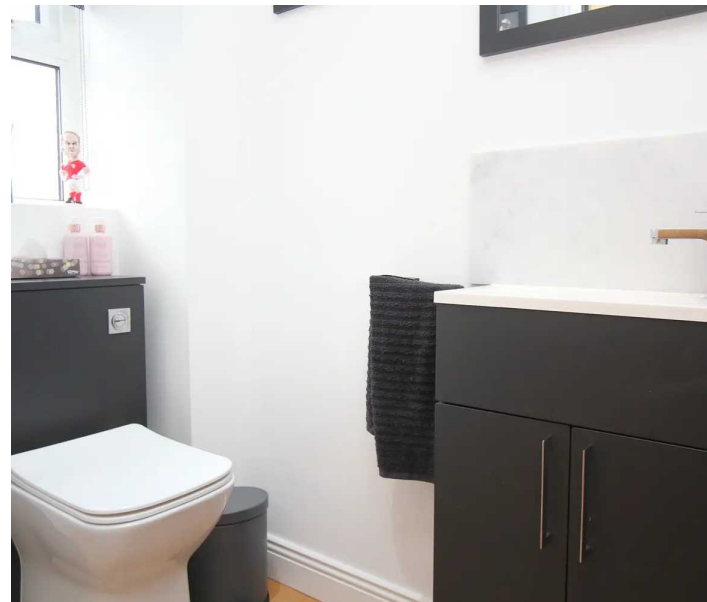
5' 1" x 3' 4" (1.55m x 1.02m)

With a solid oak flooring and refitted suite in white comprising a WC with concealed cistern plus basin with vanity cupboard under. Opaque front window, radiator and spotlight.

### **Kitchen/Dining Room**

17' 6" x 16' 5" (5.33m x 5.00m)

With a striking porcelain tiled floor with underfloor heating and bi-folding doors that offer a panoramic channel view and in turn lead out on to the landscaped south facing rear garden. There is initial space for a dining table and chairs, then a central island with a quartz composite top and 4 person breakfast bar within. Integrated within the island are storage cupboards, a dishwasher, wine cooler and 1.5 bowl stainless steel sink unit. Furthermore, there are a super range of wall units again with quartz composite top, and integrated here is a double oven/grill/microwave, induction hob (all NEFF) and contemporary extractor over. Further integral fridge and freezer plus space maximizing corner larder cupboard. Concealed boiler firing the gas central heating and this is under annual service contract. Column radiator, smooth ceiling with 6 recessed spotlights and 3 hanging light fittings will remain.





### Mid Hall Area

Further carpeted staircase to the second floor. Column doors to an airing cupboard with the hot water cylinder, living room, guest bedroom (two) and main bathroom. Radiator.

### Living Room

17' 6" x 11' 0" (5.33m x 3.35m)

A fabulous carpeted reception room with picture window to the rear with stunning channel views. Column radiator.

### Bedroom Two

12' 3" x 9' 9" (3.73m x 2.97m)

A carpeted double bedroom with front window, radiator and oak column doors lead to a built-in double wardrobe excluded from dimensions given. Oak column door to the en-suite.

### En-Suite

7' 1" x 5' 3" (2.16m x 1.60m)

An L shape and in white comprising a fully tiled shower enclosure with thermostatic shower. Further WC and pedestal basin. Ceramic tiled splashbacks. Grey vinyl flooring, radiator, shaver point and extractor. Two recessed spotlights.

### Bathroom

9' 10" x 7' 5" (3.00m x 2.26m)

With a white suite comprising pedestal basin, WC and twin grip bath with tiled splashback areas. Radiator, door to a large linen cupboard and grey vinyl flooring. Obscure front window. Shaver point, extractor and 2 recessed spotlights.

### Landing

Carpeted and with oak column doors to the three bedrooms on the level. Radiator and loft hatch with extendable ladder to a mostly boarded loft.





### **Bedroom One**

17' 6" x 10' 11" (5.33m x 3.33m)

A sumptuous main bedroom which has a large rear window with shutters and the views are stunning across the channel to the north Devonshire coastline. Radiator and full width wardrobes with three sets of double doors. Oak column door to the en-suite.

### **En-Suite**

9' 9" x 5' 6" (2.97m x 1.68m)

An L-shape and with a fully tiled shower enclosure with thermostatic shower, WC, pedestal basin and radiator. Extractor, shaver point and a spotlight. Grey vinyl flooring.

### **Bedroom Three**

12' 4" x 9' 10" (3.76m x 3.00m)

A carpeted double bedroom with front box style window, radiator and oak column doors lead to a recessed double wardrobe excluded from dimensions given.

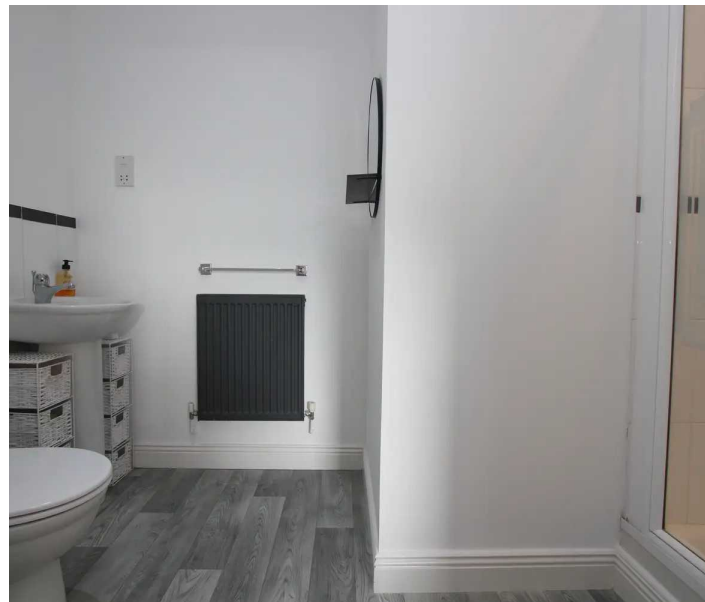
### **Bedroom Four**

9' 5" x 7' 5" (2.87m x 2.26m)

A great size carpeted bedroom with box style front window to front and radiator.

### **Storage GARAGE**

A reduced in size garage that is great for general storage etc. Power and lighting is provided and there is an integral door to the hallway. From the front, it is accessed via up and over door.





### REAR GARDEN

35' 12" x 17' 12" (10.97m x 5.49m)

A south facing rear garden that is initially laid to a porcelain patio and this leads on to a level lawn. The garden is enclosed and has timber fencing to the sides and wrought iron fencing to the rear to enjoy the open channel views. Water tap.

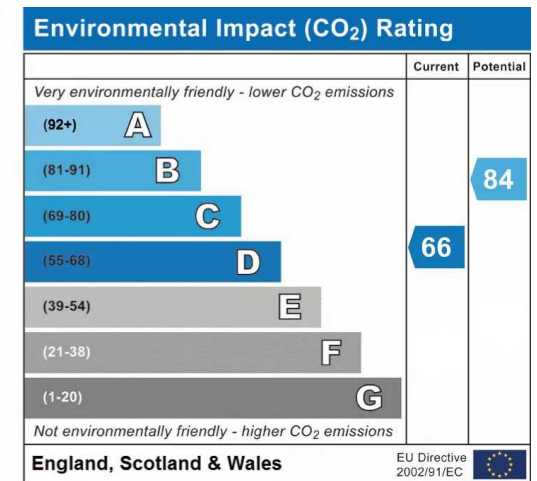
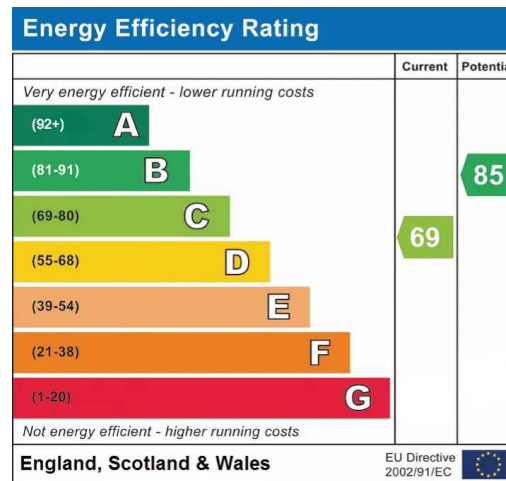
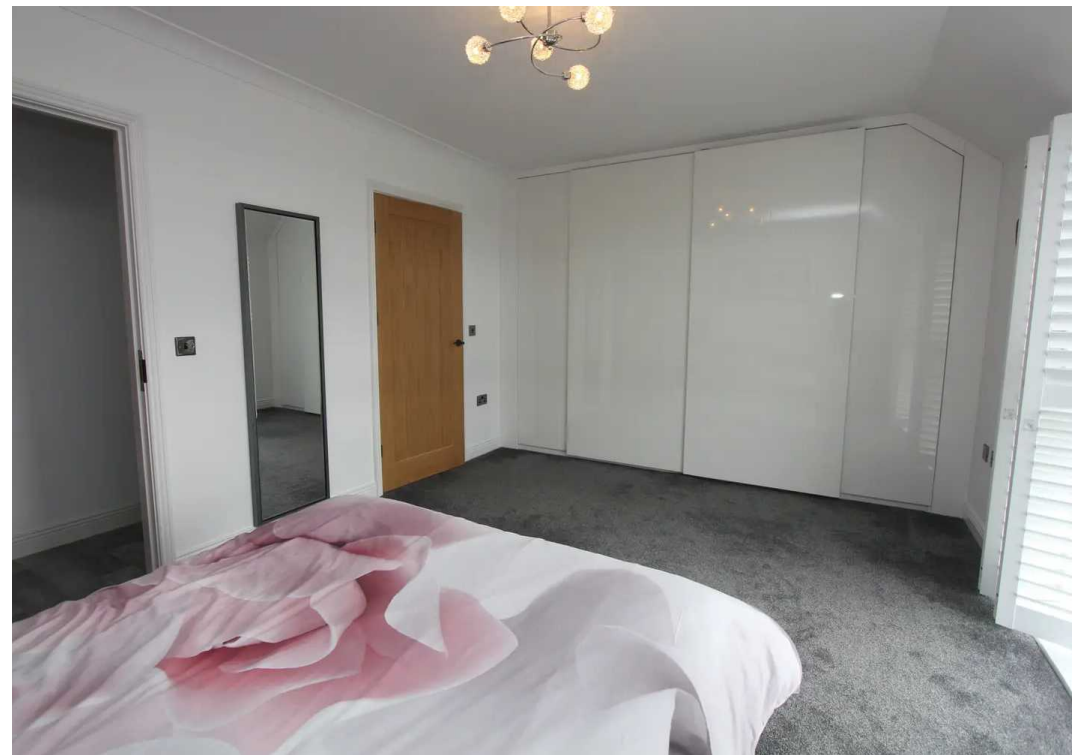
### DRIVEWAY

2 Parking Spaces

Tarmacked double driveway for 2 vehicles side by side.









# 37 Llwyn Y Gog



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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