



27 Heol Y Dryw, Rhoose  
£395,000



## 27 Heol Y Dryw

Rhoose

Stunning 4-bed detached house with stylish refurbishment and landscaped garden. 3 reception rooms, sunroom, fully-equipped kitchen, patio, astro turf lawn, and storage. Close to rail station and village amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFULLY REFURBISHED DETACHED HOUSE
- 4 DOUBLE BEDROOMS, ONE EN-SUITE
- THREE RECEPTIONS & A SUMMER ROOM
- STYLISH KITCHEN WITH ALL APPLIANCES
- LANDSCAPED WALLED REAR GARDEN
- DOUBLE DRIVEWAY PARKING





### **Entrance Hallway**

Accessed via a canopied porch and through a composite door with 4 frosted panes, the hall has a laminated flooring and panelled doors which lead off to the cloakroom/WC, living room, sitting room, storage cupboard and kitchen/diner. A carpeted dogleg staircase leads to the first floor. Smooth covered ceiling plus a radiator with modern cover to remain.

### **Cloakroom WC**

5' 6" x 2' 10" (1.68m x 0.86m)

A practical room with a white WC and wash basin with vanity cupboard under. Stylish tiled effect vinyl flooring and non-grout splashback areas. Obscure side window and radiator.

### **Living Room**

15' 10" x 11' 7" (4.83m x 3.53m)

An immaculate carpeted room with front window and focal point of a wall mounted electric fire with crystal effect. Two radiators with covers, smooth covered ceiling and glazed double doors lead to the dining area.

### **Kitchen/Dining Room**

24' 6" x 9' 3" (7.47m x 2.82m)

Running the full width of the property and with a waterproof laminated flooring and smooth covered ceiling throughout. The dining area offers space for a formal table and chairs as expected and there are uPVC French doors leading to the large sun room extension. A breakfast bar divides the kitchen section which is beautifully fitted with stylish modern units and these are complemented by white granite style worktops which have a 1.5 bowl stainless steel sink unit inset with contemporary mixer tap over. Integrated appliances include a 4 ring ceramic hob, waist level double oven and grill. The freestanding appliances will remain as part of the sale. Radiator, rear window and uPVC door with obscure glazing to the rear garden.





### Sun Room / Conservatory

13' 11" x 10' 9" (4.24m x 3.28m)

A spacious room built as a conservatory and now with an internal, insulated batoned and smooth plastered ceiling/roof encouraging all year round use. There are uPVC windows and French doors leading to the garden, power points and an electric radiator.

### Sitting Room / Bedroom Five

15' 11" x 8' 1" (4.85m x 2.46m)

Handy as a play room, study or ground floor bedroom, this room has a front window, laminate flooring, radiator and smooth ceiling.

### Landing

With a mid level side window, the landing is carpeted and has panelled doors leading to the 4 double bedrooms and bathroom/WC. There is a drop down loft hatch with extendable ladder to a mostly boarded loft space. Radiator with display shelf over.

### Bedroom One

12' 7" x 11' 9" (3.84m x 3.58m)

A spacious double bedroom with laminate flooring, radiator and front window with a sea glimpse or two! Dimensions are a minimum as they exclude the depth of a double wardrobe. Smooth coved ceiling and panelled door to the en-suite.

### En-Suite - 8' 0" x 4' 11" (2.44m x 1.50m)

An L-shape and with a tiled effect vinyl flooring. A white suite comprises a WC, basin with vanity cupboard under. Single shower cubicle with non grout splashbacks and with a fixed rainfall unit plus adjustable rinse unit. Non grout splashbacks, walls and sill with obscure side window. Black heated towel rail and smooth ceiling with 3 spotlights and extractor.

### Bedroom Two

16' 3" x 10' 7" (4.95m x 3.23m)

Measurements into bay. Large double bedroom with laminate floor and radiator. Fitted double wardrobe and smooth coved ceiling.





### Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m)

Another immaculate carpeted bedroom this time with a rear uPVC window. Smooth coved ceiling and radiator.

### Bedroom Four

9' 7" x 8' 7" (2.92m x 2.62m)

Dimensions exclude door recess. This carpeted bedroom can take a double bed if required. Smooth coved ceiling, radiator and rear window.

### Bathroom

9' 6" x 6' 9" (2.90m x 2.06m)

In pristine order and comprising a white suite with close coupled WC, bath with waterfall tap, pedestal wash basin and quadrant shaped fully tiled shower cubicle - thermostatic shower inset with rainfall style head and adjustable rinse unit. Chrome heated towel rail. Fully ceramic tile splash backs to ceiling level. Obscure rear window. Panelled door accesses a full height storage cupboard, ideal for towels, linen etc.

### Front Garden

A quadrant shaped lawn which is flanked by well maintained hedgerow, which in turn has Cotswold chipped borders.

### Rear Garden

Beautifully landscaped offering good privacy. Initially there is a level slabbed patio section flanked by stone chippings. Recessed area. Further area of level patio and from here an astro turf lawn with further raised patio. The garden is fully enclosed with a mix of high brick wall and well maintained fencing. Side access returns to the front of the property. To the opposing side there is a lean to and functional storage unit. Water tap.

### Off street - Driveway













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