





1 Mayflower Way

Rhoose

****Ideal family retreat in central location**.** 4-bedroom detached house with spacious living areas, conservatory, en-suite bedroom, south-facing garden. Outdoor kitchen, established garden, ample off-road parking, garage with storage. EPC rating to be confirmed.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B82

Please note that the property has solar panels. These are leased and for further details please contact the office on 01446 711900

- SPACIOUS DETACHED FAMILY HOME IN A CENTRAL LOCATION
- 4 BEDROOMS, 1 EN-SUITE & FAMILY BATHROOM
- TWO RECEPTION ROOMS & SPACIOUS CONSERVATORY
- FULLY ENCLOSED SOUTH FACING REAR GARDEN
- PLENTY OF PARKING AND A SINGLE GARAGE
- PRIVATE QUIET LOCATION AND SOME SEA VIEWS
- EPC TBC





Entrance Porch

Access via an obscure uPVC door with leaded style glazing and matching side panel. Further front window. Slate tiled flooring and wooden tongue and groove style roof. A modern door with obscure glazing then leads into the entrance hall.

Entrance Hallway

With a stylish tiled easy wipe flooring and matching panel doors which give access to the Cloakroom/ WC, Living Room, Kitchen/ Diner, second reception room and a handy cloaks style cupboard. Coved ceiling. Doglegged carpeted staircase which leads to the first floor.

Cloakroom/ WC

5' 1" x 3' 2" (1.55m x 0.97m)

With the tiled flooring continuing through from the hallway. A white suite comprising of WC and wall hung wash hand basin. Fully ceramic tiled splashback walls and sill, with obscure front window. Radiator and coved ceiling.

Living Room

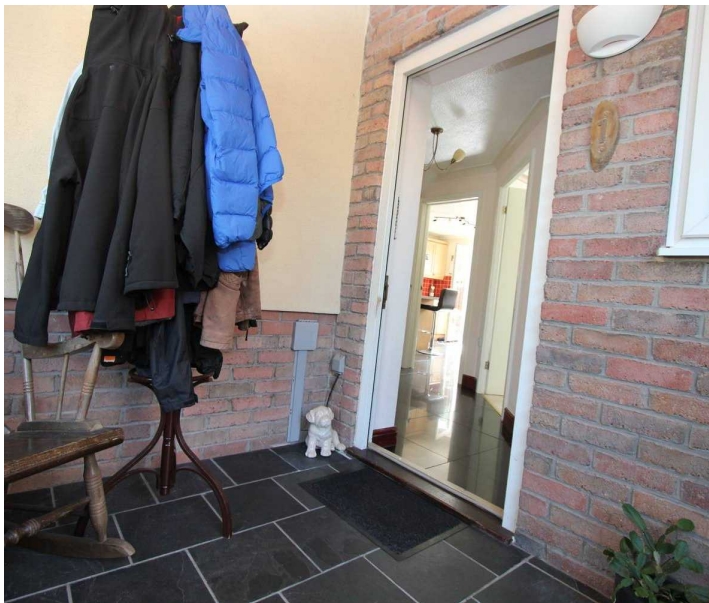
15' 2" x 11' 1" (4.62m x 3.38m)

A spacious carpeted Lounge which has a focal point of a Mahogany style fire surround with marble back and hearth plus coal effect gas fire inset. Radiator, coving and sliding double glazed patio doors leading out into the Conservatory/ Sun Room.

Conservatory/ Sun room

11' 6" x 9' 3" (3.51m x 2.82m)

With a Spanish style tiled flooring, this all-year-round room has uPVC windows on a dwarf brick wall base. There was a recently added clear glass roof (November 2023) plus French style doors leading out into the enclosed South facing rear garden.





Sitting room/ Second reception room

11' 0" x 8' 8" (3.35m x 2.64m)

A carpeted fully functional second reception room that has a front window, radiator and coving. This room is ideal for a multitude of uses such as a home office, dining room or playroom.

Kitchen/ Dining Room

11' 8" x 11' 7" (3.56m x 3.53m)

With a continuation of the tiled flooring from the hallway, the kitchen area is fitted with modern eye level and base units which are complimented by modern worktops which have a one and a half bowl polycarbonate sink unit inset with mixer tap over. Integrated appliances include a 4-ring ceramic hob with electric oven under and cooker hood over. Space for upright fridge/ freezer as required. Radiator, coving and rear window plus a recently installed fully glazed uPVC door leading out onto the rear garden. Ceramic tiles splashbacks and sill and a panelled door leads into the separate Utility Room.

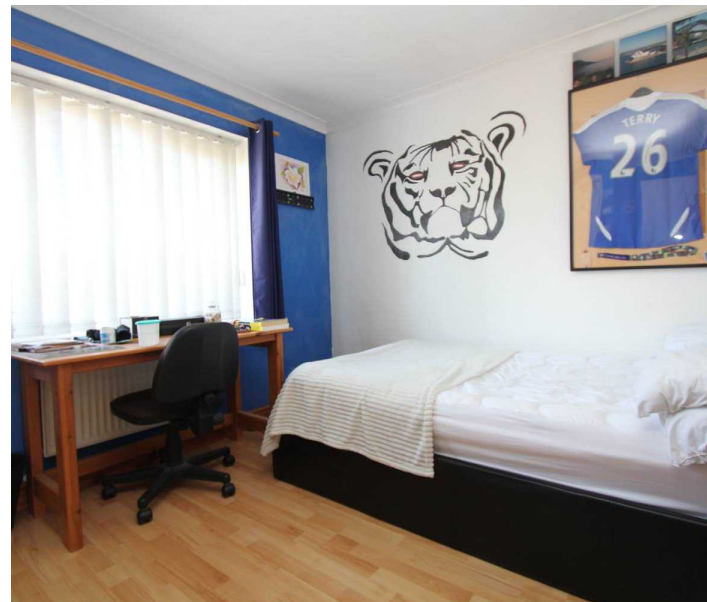
Utility Room

6' 6" x 4' 10" (1.98m x 1.47m)

Again, with the tiled ceramic flooring matching the Hallway and Kitchen, this room has a side window, radiator and further worktop space with a secondary sink unit inset. There are side by side spaces for washing machine and tumble drier as required, and a wall mounted Viessmann boiler which fires the gas central heating. Fuse box.

Landing

Carpeted matching the stair with a radiator, coving and matching panelled doors leading to the four bedrooms, family bathroom and airing cupboard with shelving for linen and so on (which also houses the hot water cylinder).





Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

A carpeted double bedroom with rear window offering a sea glimpse and pleasant view over the rear garden. Radiator, coving and fitted double wardrobe. Panelled door to the refitted en-suite.

En-Suite - 5' 11" x 4' 10" (1.80m x 1.47m)

With an easy-wipe flooring and white suite comprising of WC, pedestal sink and double quadrant shaped fully tiled shower which has a mixer shower inset. Chrome heated towel rail, fully ceramic tiled walls, splashbacks and sill. With an obscure window to the side. Shaver point and extractor plus mirror fronted cosmetics cabinet.

Bedroom Two

11' 0" x 9' 10" (3.35m x 3.00m)

A good-sized double bedroom with laminate flooring, front window, radiator and coving. Fitted double wardrobe.

Bedroom Three

9' 10" x 7' 11" (3.00m x 2.41m)

Dimensions exclude a deep door recess and a fitted wardrobe Capable of accommodating a double bed and with a laminated flooring, coving, radiator and front window.

Bedroom Four

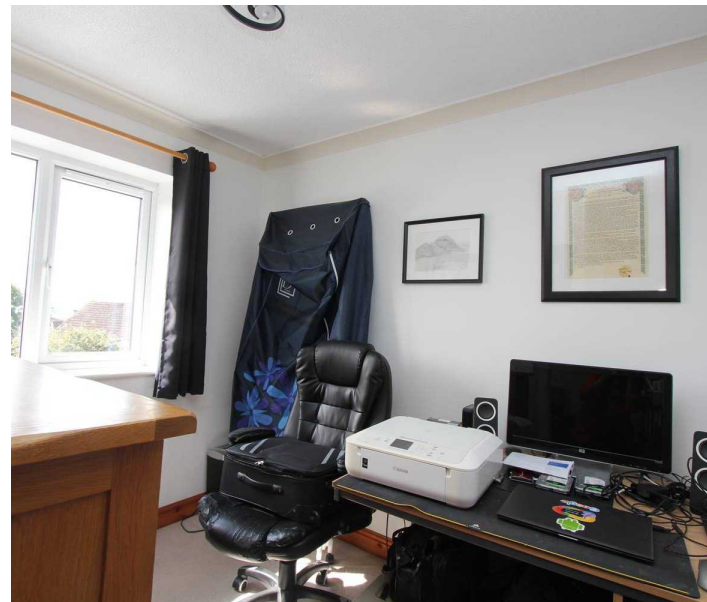
8' 8" x 6' 7" (2.64m x 2.01m)

Dimensions exclude a deep door recess. A carpeted single bedroom with radiator, rear window which offers some sea views, coving. Loft hatch access.

Family Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Refitted and with a white suite comprising of WC with concealed cistern, ceramic basin with vanity draws and cupboard under, plus there is a bath all with black sanitary wear. Easy wipe flooring, ceramic tiled splashbacks and sill with a rear obscure window. Radiator, shaving point and extractor.





FRONT GARDEN

Laid to a level lawn with established planted borders and trees. There is the potential here to provide additional offroad parking spaces if required.

REAR GARDEN

A delightful fully enclosed South facing rear garden which has areas of patio, level lawn, planted borders throughout, a greenhouse and also an inside/ outside kitchen with brick-built BBQ and an outdoor seating area with corner fire. This area has a wooden covering for year-round use.

DRIVEWAY

3 Parking Spaces

Accessed via a shared drive serving three properties, there is comfortable off road parking space for three vehicles.

GARAGE

Single Garage

16 foot 6 by 8 foot 3 - Accessed from the front via an up and over door and from the rear via a UPVC door. The garage is of brick and block construction and power and lighting is provided.



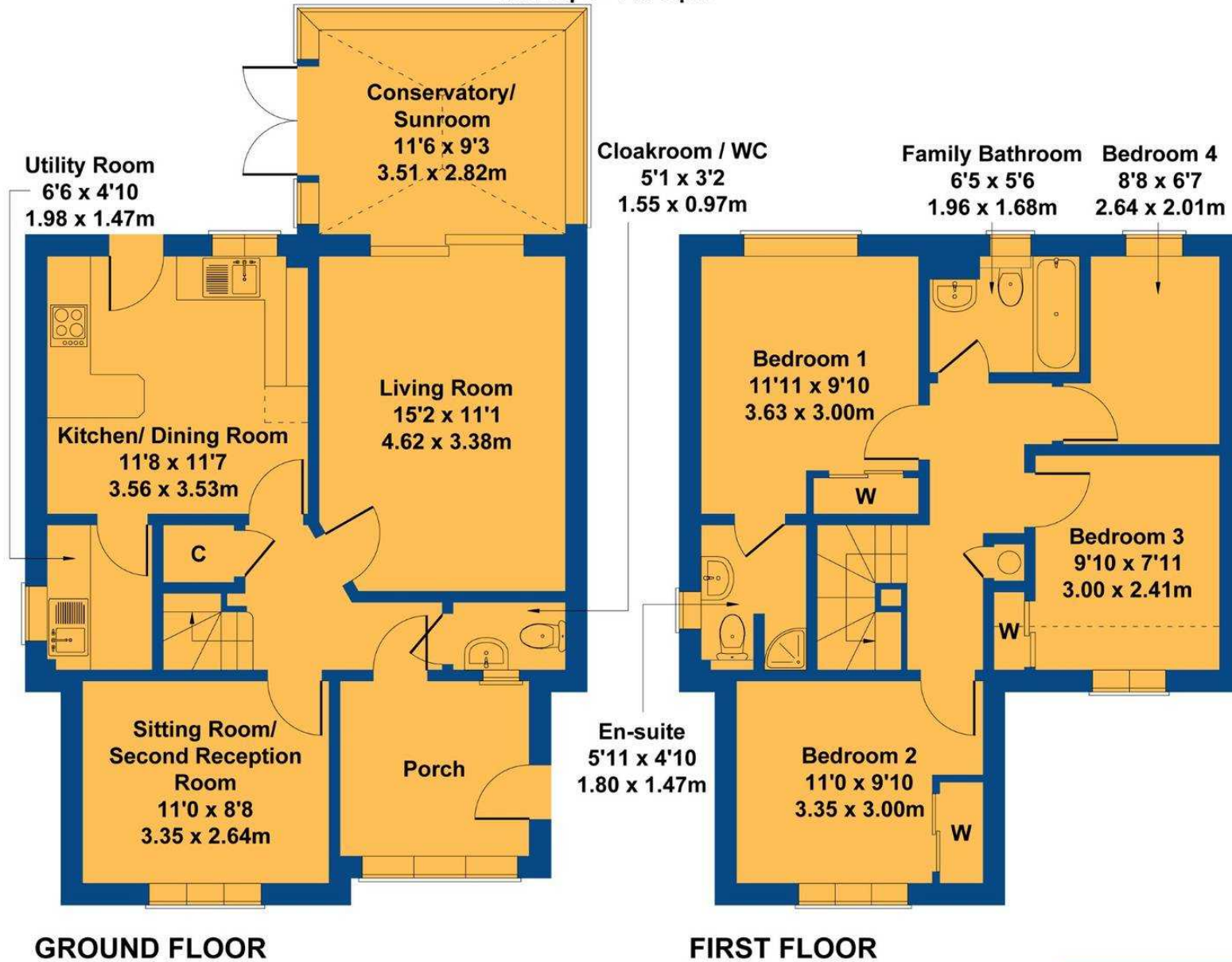


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Approximate Gross Internal Area
1281 sq ft - 119 sq m



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



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