





36 Heol Pilipala

Rhose Point

Immaculate 4-bed detached home with stylish open plan interior. Features wardrobes in 3 bedrooms, refitted en-suite, conservatory, garden room, utility room, and landscaped outdoor space with BBQ and pizza oven. Close to coastal walks and rail station. Perfect for family living and entertaining.

EPC rating TBC

Council Tax band: F

Tenure: Freehold

- A DELIGHTFUL DETACHED FAMILY HOME
- IMMACULATE AND IMPROVED THROUGHOUT
- 4 BEDROOMS (3 WITH WARDROBES, 1 WITH AN EN-SUITE)
- STYLISH OPEN PLAN LOUNGE/DINER/KITCHEN
- UTILITY, CLOAKS/WC & FAMILY BATHROOM
- CONSERVATORY AND SEPARATE GARDEN ROOM
- FAVOURABLE CORNER POSITION
- PARKING TO THE SIDE PLUS SMALL STORAGE 'GARAGE'
- LANDSCAPED REAR GARDEN WITH PIZZA OVEN!
- EPC RATING OF B89





Entrance Hall

Accessed via a modern door with a gold bar effect glazing. A stylish ceramic tiled flooring with underfloor heating leads to the cloakroom WC, kitchen/living room, separate dining room and two handy storage cupboards via panelled doors. Carpeted dog-leg staircase with glass balustrade and oak handrail leads to the first floor. Fuse box and solar panel controls plus wall mounted Nest control. Front obscure window and radiator.

Cloakroom/WC

5' 0" x 4' 1" (1.52m x 1.24m)

With a continuation of the ceramic tiled flooring from the hall, this refitted room has a white suite with close coupled WC, basin with vanity cupboard under. Tiled splash-backs and sill with obscure side window. Chrome heated towel rail.

Kitchen open to the Living Room

21' 4" x 16' 2" (6.50m x 4.92m)

A gorgeous focal room of the property which has solid oak flooring throughout. Initially a good sized lounge space which is open plan to the beautiful fitted kitchen which has a central island dividing the two areas. The island has a granite top with various curved corner cupboards under and breakfast bar capabilities. There is an integrated five ring gas hob burner and glass canopied extractor over. Adjacent waste level double oven with grill and dishwasher. Further granite worktops with complementing adjacent re-tiled splash-backs with inset one and half bowl stainless steel contemporary sink unit. There is a smooth ceiling through the room with twelve recessed LED spotlights and corner oak shelves to remain. From this room a panelled door leads to an upgraded utility room; French styled doors leads to the conservatory plus a window and external door with obscure glazing lead out to the landscaped rear garden.





Utility Room - 7' 1" x 6' 10" (2.16m x 2.08m)

With a laminated flooring and handy additional cupboard space (matching the kitchen units) and space for other appliances. The newly appointed fridge/freezer will remain. Obscure side window and a Worcester boiler fires the central heating (neatly concealed by a cupboard). Ceramic tiled splash-backs and further worktop space.

Dining Room - 12' 1" x 8' 9" (3.68m x 2.66m)

A completely separate and carpeted reception room with front window and radiator. An ideal playroom or home office perhaps.

Conservatory - 11' 5" x 9' 10" (3.48m x 2.99m)

With a ceramic tiled floor covering, the room has French style doors giving access to the landscaped rear garden plus uPVC windows all around and a clear glass roof with sun blinds to remain.

Landing - A carpeted central landing matching the stairs. Panelled doors access the four good sized bedrooms, family bathroom and also to the airing cupboard which houses the hot water cylinder. Drop down loft hatch.

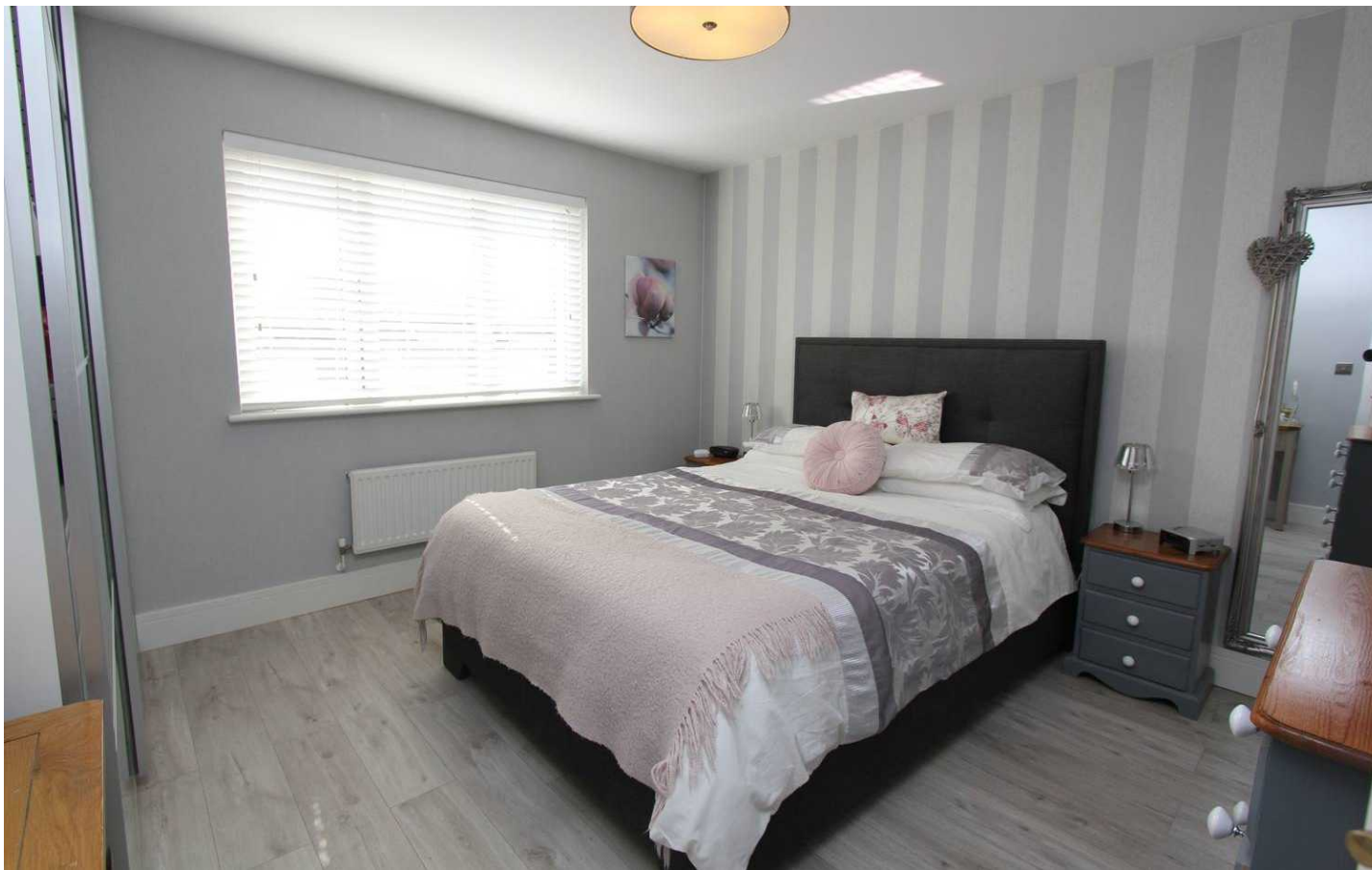
Bedroom One - 11' 10" x 11' 7" (3.60m x 3.53m)

With a contemporary laminated flooring this excellent sized double bedroom has rear windows, radiator and brushed steel double power point USB charger. Wardrobe to remain. A panelled door leads to the refitted en-suite.

En-Suite - 6' 10" x 3' 9" (2.08m x 1.14m)

Beautifully refitted and comprising a white suite comprising close coupled WC, basin with vanity cupboard and fully tiled double shower cubicle with thermostatic shower with fixed rainfall unit and adjustable rinse unit. Shaver point, extractor and chrome heated towel rail and waterproof laminated flooring.





Bedroom Two - 12' 5" x 9' 1" (3.78m x 2.77m)

An excellent sized carpeted double bedroom with front window and radiator. Wardrobe to remain.

Bedroom Three - 9' 8" x 8' 8" (2.94m x 2.64m)

A carpeted double bedroom with rear window and radiator. Dimensions exclude a door recess.

Bedroom Four - 11' 2" x 7' 6" (3.40m x 2.28m)

A carpeted single bedroom with excellent proportions. It has a front window and radiator. Wardrobe to remain.

Family Bathroom/WC - 6' 4" x 6' 4" (1.93m x 1.93m)

A pristine bathroom comprising a white close coupled WC, wash basin with vanity drawers under plus free standing style bath with a central water fall tap. Excluded from the dimensions provided is a larger than average single shower cubicle with contemporary tiled splash-backs and a dual head shower inset (one fixed rainfall head and the other an adjustable rinse style head). There are matching tiled splash-backs, walls, sills and flooring. Further chrome heated towel rail, shaver point and smooth ceiling with four recess spotlights.

Garden Room - 13' 6" x 8' 9" (4.11m x 2.66m)

A dry lined room with six recessed LED spotlights, handy loft space into the rafters (with extendable pull down ladder for ease of access) and a solid Oak flooring. French doors give access to the garden. This conversion is great for complementing the garden for those afternoon and evening soirees etc.





FRONT GARDEN

Enclosed by a brick wall and primarily laid to Cotswold stone chippings with central Palm tree. A wrought iron gate leads to a slabbed path which runs to the front door. A tiled side path leads to the drive-storage garage-garden room and also via a timber gate accesses the rear garden.

REAR GARDEN

34' 12" x 28' 12" (10.66m x 8.83m)

A beautifully landscaped garden initially with a Cotswold slabbed patio. This leads to a false lawned area, decking and secondary Cotswold slabbed patio section with brick built BBQ and pizza oven inset. A final artificial lawned section provides a feature seating area and also via French doors accesses the garden room.

Driveway

1 Parking Space

Storage


The garage has been primarily converted into the garden room but to the front there remains a small storage area ideal for garden furniture, bikes etc



Solar Panels - There are solar panels installed on the rear elevation of the roof and owned by this property. Over the past four years, Feed in Tariff payments average cashback return per annum at £1920 pa generating 3369 kWh of electricity.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	91
(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
1292 sq ft - 120 sq m



GROUND FLOOR

FIRST FLOOR

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

www.chris-davies.co.uk/

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