







## 7 Llwyn Y Gog

Rhoose Point

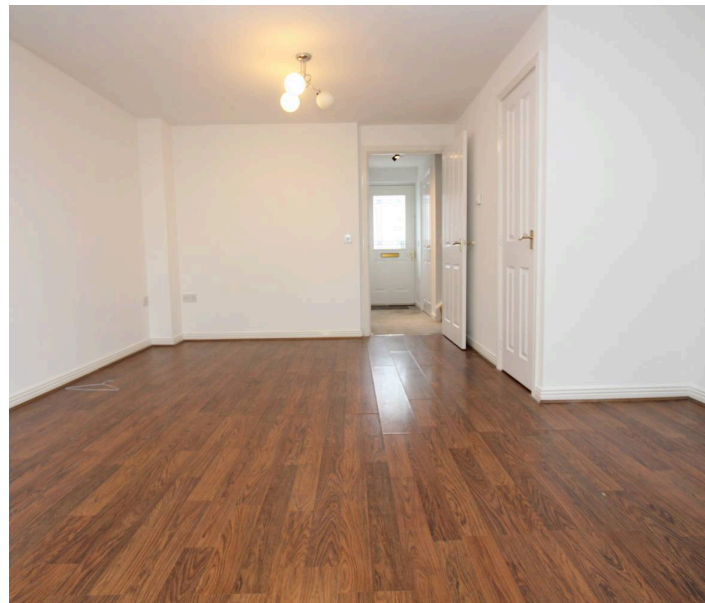
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- IDEAL FIRST TIME PURCHASE - AND NO CHAIN!
- 2 DOUBLE BEDROOMS BOTH WITH WARDROBES
- NEAT AND TIDY KITCHEN AND BATHROOM
- INTEGRATED OVEN AND HOB
- SPACIOUS LIVING ROOM WITH PATIO DOORS
- ADJACENT TWO CAR DRIVEWAY
- ENCLOSED WESTERLY REAR GARDEN
- EPC RATING OF C73







### Hallway

Accessed via a coated door with frosted feature stained glass. Panelled door leads to the downstairs W.C, living room and open arch access to kitchen. A carpeted staircase leads to the first floor. High level fuse box, radiator.

### Living Room

16' 0" x 13' 6" (4.87m x 4.11m)

A spacious, versatile living room with uPVC French doors to rear garden. Laminate wood effect flooring, smooth walls and rear window. TV point, telephone point and plenty of plug sockets are present. (Measurements include recess). There is also a handy under stairs cupboard.

### Kitchen

8' 4" x 6' 10" (2.54m x 2.08m)

An adequate kitchen area with plenty of wall and base units in a pine effect. Modern counter tops. Sink to front with mixer over, integrated four ring gas hob with electric oven and space for washing machine and fridge freezer. Vinyl tile effect floor, ceramic splash-back surround and front window with sill. Valliant combi boiler fires the gas central heating.

### Downstairs W.C

4' 11" x 2' 10" (1.50m x 0.86m)

Fitted with a close coupled W.C and wall hung corner basin with tiled splash-back. Vinyl tile effect flooring, radiator, front opaque window.







### **Landing**

A carpeted landing with doors off to bedroom one, bathroom and bedroom two. Loft hatch.

### **Bedroom One**

11' 6" x 9' 6" (3.50m x 2.89m)

A carpeted double bedroom with smooth walls and wallpaper feature wall. Two rear windows. Two radiators. Built in double wardrobe. (Measurements exclude recess next to wardrobe)

### **Bedroom Two**

10' 4" x 8' 1" (3.15m x 2.46m)

A carpeted double bedroom with two front windows with partial sea views and two radiators. Fitted double wardrobe. Smooth walls and ceiling.

### **Bathroom**

7' 1" x 6' 6" (2.16m x 1.98m)

A spacious bathroom comprising close coupled WC, pedestal wash hand basin, bath with thermostatic shower over. Vinyl tile effect flooring, ceramic splash-backs, radiator.

### **Rear Garden**

34' 5" x 15' 1" (10.48m x 4.59m)

A westerly facing, sunny low maintenance garden with patio and chippings. Enclosed by well maintained fencing. Shed. Outdoor electric point.

### **Front Garden**

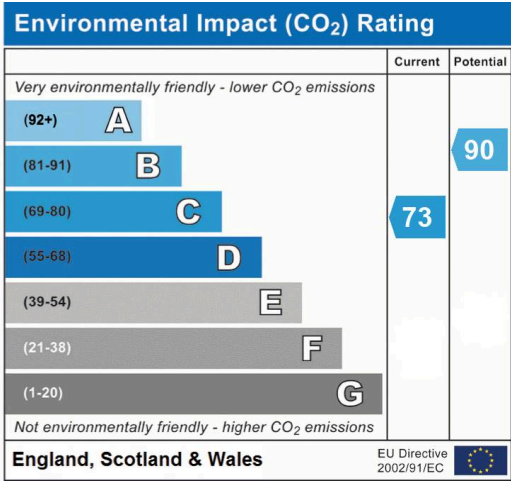
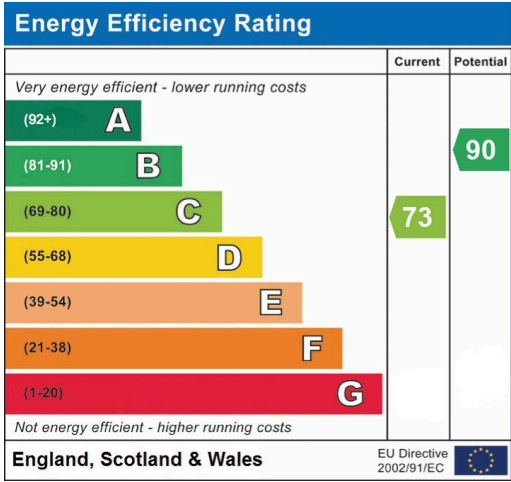
A small front garden with steps leading to the front door. There is a driveway adjacent for two cars.

### **Driveway**

Adjacent to the property there is space for two vehicles.









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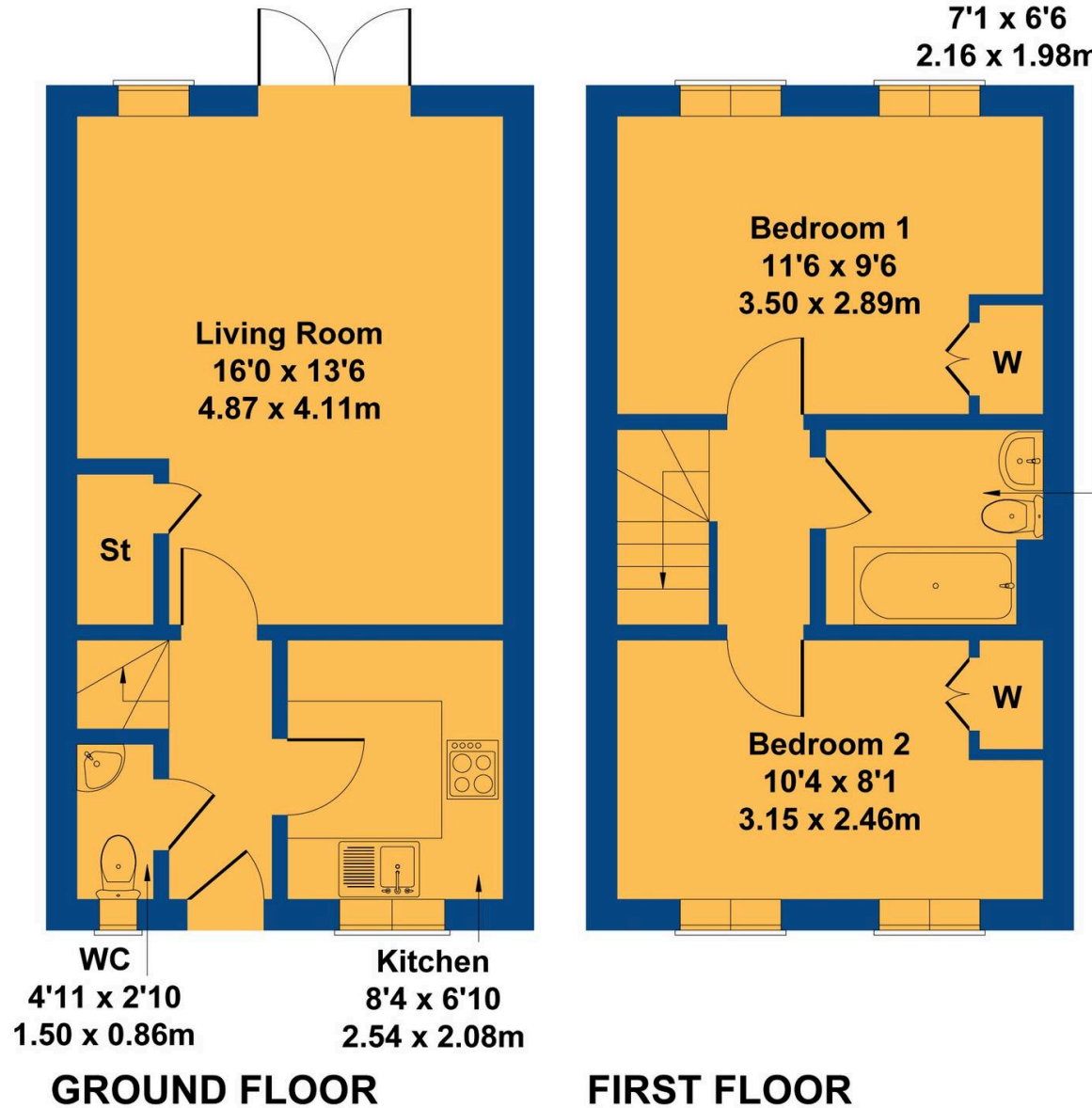
Approximate Gross Internal Area

689 sq ft - 64 sq m

Bathroom

7'1 x 6'6

2.16 x 1.98m



Not to Scale. Produced by The Plan Portal 2025  
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