





20 Maes Lindys

Rhoose Point

****Beautiful 4-bed detached family home with garage, large garden & modern kitchen. Large garden with tiled patio, cosy gazebo, workshop area. CCTV system, close to beach & Cardiff rail link.****

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- BEAUTIFULLY PRESENTED FAMILY DETACHED HOME
- FOUR GENEROUS SIZE BEDROOMS; 1 EN-SUITE
- REFITTED BATHROOMS THROUGHOUT
- REFITTED KITCHEN WITH RANGE OF APPLIANCES
- UTILITY ROOM; LARGE WORKSHOP WITH HARDWIRED WIFI
- GARAGE WITH ELECTRIC ROLLER DOOR
- LARGE GARDEN WITH PERGOLA, GAZEBO & PLANTERS
- PARKING FOR 2/3 CARS
- EPC RATING OF C70





Entrance Hall

Accessed via canopy style storm porch and through composite door. Laminate flooring plus carpeted dog leg stair case with spindle white balustrade leading to the first floor. Panelled doors give access to handy cupboard, cloakroom WC, living room, dining room and refitted kitchen. Front window and radiator.

Cloaks WC

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

Beautifully refitted and comprising white suite - close coupled WC and wash basin with vanity cupboard under. Ceramic tiled flooring, splash backs to dado level plus sill. Obscure side window, chrome heated towel rail and coved ceiling.

Living Room

16' 2" x 11' 7" (4.93m x 3.53m)

An immaculate main reception which has laminate flooring, coved ceiling and focal point of a modern fireplace with marble back and hearth and coal style electric fire inset. French style uPVC doors giving access to the private rear garden, plus there is an additional rear window. Glazed double doors lead to the dining room.

Dining Room

12' 0" x 8' 10" (3.66m x 2.69m)

Continuation of the laminate flooring from the living room, this separate reception room has front window, radiator and coved ceiling.

Kitchen

15' 9" x 9' 3" (4.80m x 2.82m)

A beautifully refitted kitchen which comprises a wide range of matching eye level and base units in cream shaker style. These are complemented by natural wood worktops with matching splash back and one and a half bowl inset sink unit with mixer tap. Integrated appliances include dishwasher.....





waist level double oven with grill, fridge, freezer and 4 ring ceramic hob with glass canopied extractor over. Stylish ceramic tiled flooring plus complementing splash backs. Radiator, rear window and composite door leading to the rear garden. Contemporary light fitment to remain. Feature arch leads to utility room.

Utility Room

7' 1" x 6' 9" (2.16m x 2.06m)

Worktops matching the kitchen and a second sink unit with mixer tap. Recess and plumbing for washing machine. Radiator and side window. Wall mounted Worcester boiler (refitted 2022 and with annual service record). Ceramic tiled flooring and splash backs plus extractor.

Landing

Carpeted matching the stairs, the landing has panelled doors giving access to the four bedrooms, refitted bathroom and a handy storage cupboard - with slatted shelves. Drop down loft hatch - mostly boarded.

Bedroom One

11' 10" x 11' 7" (3.61m x 3.53m)

Spacious double bedroom with laminate flooring, coving, radiator and rear window. Door leads to en suite.

En-Suite

6' 9" x 3' 9" (2.06m x 1.14m)

Refitted by the current sellers and with a white suite comprising a close coupled WC, corner wash basin with vanity cupboard under and double width shower cubicle with thermostatic shower - one rainfall head and also a rinse unit. Chrome ladder style radiator, fully ceramic tiled splashbacks, walls and flooring plus a smooth ceiling with 4 recessed spotlights plus an extractor. Mirror fronted cosmetics cupboard to remain.





Bedroom Two

13' 3" x 9' 1" (4.04m x 2.77m)

Carpeted double bedroom with front window and radiator.

Bedroom Three

9' 6" x 8' 10" (2.90m x 2.69m)

Carpeted double bedroom with rear window and radiator. Dimensions exclude door recess.

Bedroom Four

11' 2" x 7' 5" (3.40m x 2.26m)

With laminate flooring, this 4th bedroom is currently utilised as dressing room / office. Radiator and front window.

Bathroom WC

9' 0" x 6' 3" (2.74m x 1.91m)

In pristine condition, this refitted bathroom suite is in white and comprises WC with concealed cistern, wash basin with vanity cupboard, panelled bath with rinse shower off mixer tap plus there is a double width tiled shower cubicle with thermostatic shower inset. Stylish tiled flooring, walls and splash backs and obscure side window. Smooth ceiling with 4 recessed spot lights and extractor plus ladder style radiator. Mirror - touch operated.

Workshop

16' 0" x 10' 9" (4.88m x 3.28m)

Timber framed and insulated construction. Fibre glass roof. Power and lighting is provided. Accessed via uPVC door. Window. Wooden work benches will remain. Sink unit with hot and cold water. Hard wired wifi.

Office / storage space

10' 8" x 7' 7" (3.25m x 2.31m)

Power and lighting. Further uPVC window. Ideal for various uses.





Front Garden

Mainly of low maintenance and laid with interlocking brick paviour and dwarf brick wall boundary. Gated access leads to side / rear garden.

Rear Garden

45' 12" x 40' 12" (14.02m x 12.5m)

Initially with a tiled patio - pergola over and 2024 fitted manual sun awning. The garden then has a level lawn with established palm tree. Light. Gazebo construction, mounted on a deck - will remain. It has a tiled effect pitched roof plus heating and lighting.

Side Garden

27' 12" x 22' 12" (8.53m x 7.01m)

Side Garden - laid to mix of slabbed pathways, Cotswold chippings plus planters - ideal for allotment style usage. Greenhouse will remain. Pedestrian gate leads to the front. Stable style gates leads to a handy store area / work shop, which has in turn has additional gated access to the front.

Driveway

3 Parking Spaces

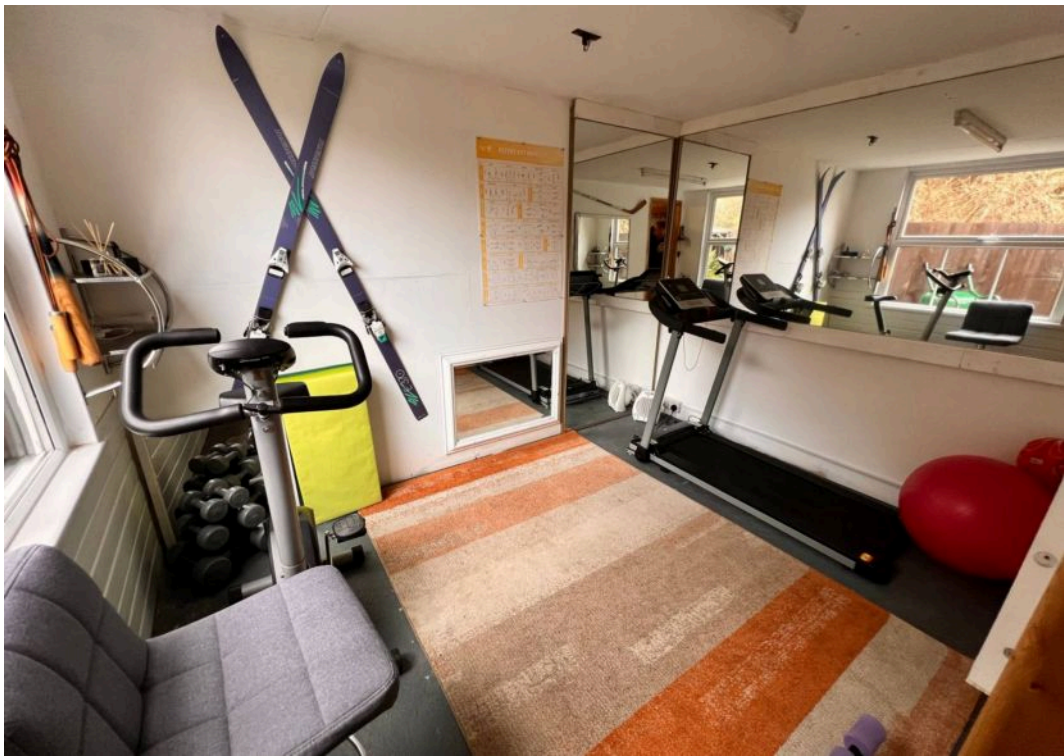
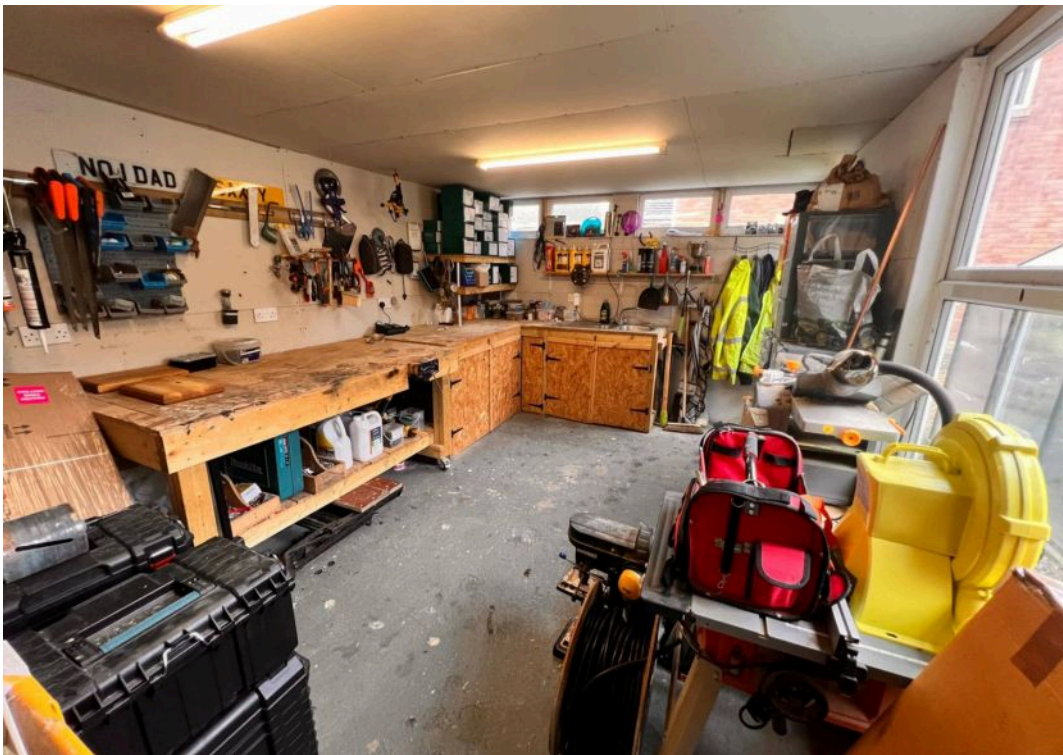
A tarmacked drive with space for 2 vehicles in front of the garage. There is also parking provision within the block paved front area immediately in front of the house.

Garage

16' 7" x 9' 1" (5.05m x 2.77m)

Accessed via electric roller door - fitted 2023 and has been serviced. Power and lighting and handy rafter space storage with access ladder. Wooden storage cupboard will remain.







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Approximate Gross Internal Area
1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2025
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