







## 10 Lon Lindys

Rhose Point

Spacious 4-bed detached with conservatory & large garden in a quiet cul-de-sac. 3 receptions, kitchen/family room. Detached double garage & ample parking. No onward chain, awaiting Grant of Probate.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 4 DOUBLE BEDROOMS - 2 WITH EN-SUITE FACILITIES
- 3 RECEPTIONS PLUS A LARGE CONSERVATORY
- SPACIOUS KITCHEN/FAMILY ROOM WITH DINING SPACE
- UTILITY ROOM; DETACHED DOUBLE GARAGE & DRIVE
- IMPRESSIVE DESIGN AND IDEAL FOR THE LARGE FAMILY
- LARGE SOUTH FACING, PRIVATE REAR GARDEN
- 'DAVID WILSON' BUILD; CUL DE SAC LOCATION
- EPC RATING C73







### Entrance Hall

Accessed via steel coated door with obscure glazed panels. A central hall with a wooden style vinyl flooring plus central carpeted staircase leading to the first floor. Panelled doors give access to cloakroom WC, two storage cupboards plus the study whilst internal glazed doors give access to the living room, dining room and kitchen family room. Smooth coved ceiling and radiator.

### Cloaks WC

5' 0" x 3' 2" (1.52m x 0.97m)

Vinyl floor and a white suite comprising close coupled WC and corner pedestal basin with tiled splash back. Radiator and extractor.

### Living Room

16' 11" x 11' 9" (5.16m x 3.58m)

A spacious carpeted reception room with a focal point of a modern fire surround which has a marble back and hearth plus coal effect gas fire inset. Smooth coved ceiling. Two radiators. French style uPVC doors give access to the conservatory.

### Dining Room

13' 11" x 9' 0" (4.24m x 2.74m)

A carpeted second reception room which has front window, radiator and smooth coved ceiling.

### Study

11' 9" x 7' 0" (3.58m x 2.13m)

Carpeted third reception room, ideal as a home office or playroom. Front window and radiator plus smooth coved ceiling.

### Conservatory

13' 6" x 11' 3" (4.11m x 3.43m)

Accessed from the living room and kitchen family room. uPVC windows built on a dwarf brick wall and French style doors give access to the rear garden. Polycarbonate pitched roof with ceiling fan and light. Wall mounted electric heater plus power points.







### **Kitchen Family Room**

21' 9" x 17' 4" (6.63m x 5.28m)

In essence an L shape, this spacious light and airy room has a ceramic tile flooring. Divided into two main areas - the kitchen is very well appointed with matching eye level and base units in a light oak style. These are complemented by modern work tops which have a one and a half bowl stainless steel sink unit inset. Integrated display cabinets plus integrated appliances which included - 4 ring gas hob, adjacent waist level double oven with grill, refrigerator and freezer plus dishwasher. Ceramic tiled splash backs which complement the flooring. Various windows look onto the rear garden. French style uPVC doors give access to the conservatory. Adequate space for table and chairs as required and in this section there is a radiator. Smooth ceiling with 6 inset spot lights. Panelled door to utility room.

### **Utility**

7' 8" x 5' 1" (2.34m x 1.55m)

Continuation of the tiled flooring and matching units and base cabinets. Washing machine and tumble dryer will both stay as part of the sale. Wall mounted boiler Ceramic tiled splash backs, extractor and fuse box. Partly glazed door leading to the outside.

### **Landing**

A gallery landing with panelled doors giving access to four double bedrooms, bathroom and airing cupboard which houses the hot water cylinder. Smooth ceiling with drop down loft hatch plus radiator.

### **Bathroom WC**

7' 9" x 7' 1" (2.36m x 2.16m)

Carpeted main family bathroom with white suite comprising close coupled WC, pedestal basin, twin grip bath plus single fully tiled shower cubicle with thermostatic shower inset. Radiator, ceramic tiled splash backs and sill plus obscure rear window. Shaver point and extractor.







#### **Bedroom One**

13' 8" x 11' 11" (4.17m x 3.63m)

A large carpeted double bedroom with front window, radiator and arch leading to the dressing room.

#### **Dressing Room**

10' 7" x 6' 10" (3.23m x 2.08m)

Carpeted area with rear window and three double wardrobes. Radiator. Panelled door leads to the en suite.

#### **En Suite**

7' 2" x 5' 9" (2.18m x 1.75m)

With a white suite comprising close coupled WC, pedestal basin and fully tiled double shower cubicle with thermostatic shower inset. Vinyl flooring, ceramic tiled splash backs and sill plus obscure rear window, Radiator, strip light with shaver point and extractor.

#### **Bedroom Two**

12' 10" x 10' 1" (3.91m x 3.07m)

Carpeted double bedroom with rear window, radiator and double wardrobe. Panelled door leads to the en suite.

#### **En Suite**

7' 10" x 4' 2" (2.39m x 1.27m)

Carpeted en suite in white comprising close coupled WC, pedestal basin and fully tiled shower cubicle with thermostatic shower inset. Obscure side window with ceramic tiled sill matching the splash backs. Radiator, extractor and shaver point. Mirror fronted cosmetics cupboard.

#### **Bedroom Three**

11' 11" x 9' 8" (3.63m x 2.95m)

Carpeted double bedroom with front window, radiator and fitted double wardrobe.

#### **Bedroom Four**

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

A 4th carpeted double bedroom with front window, radiator and fitted double wardrobe.







## REAR GARDEN

60' 0" x 33' 12" (18.29m x 10.36m)

A large rear garden benefitting from the additional width behind the double garage. Comprises a level slabbed patio adjacent to the property and this leads onto a lawn which is flanked by an array of plants and trees. The garden is enclosed by well maintained fencing and has outside tap.

## FRONT GARDEN

With a well maintained hedgerow and a central path leads to the front door with attractive covered storm porch entrance.

## Driveway

2 Parking Spaces

Laid to tarmac and providing off road parking for two vehicles in front of the double garage. Pedestrian gate leads to the rear garden.

## Detached Double Garage

17' 9" x 17' 2" (5.41m x 5.23m)

Accessed from the front via two up and over doors, the brick built garage has power and lighting and handy storage within the rafters area.

## Agent's Note

The property is being sold subject to the issuing of the Grant of Probate which was applied for in February 2025.







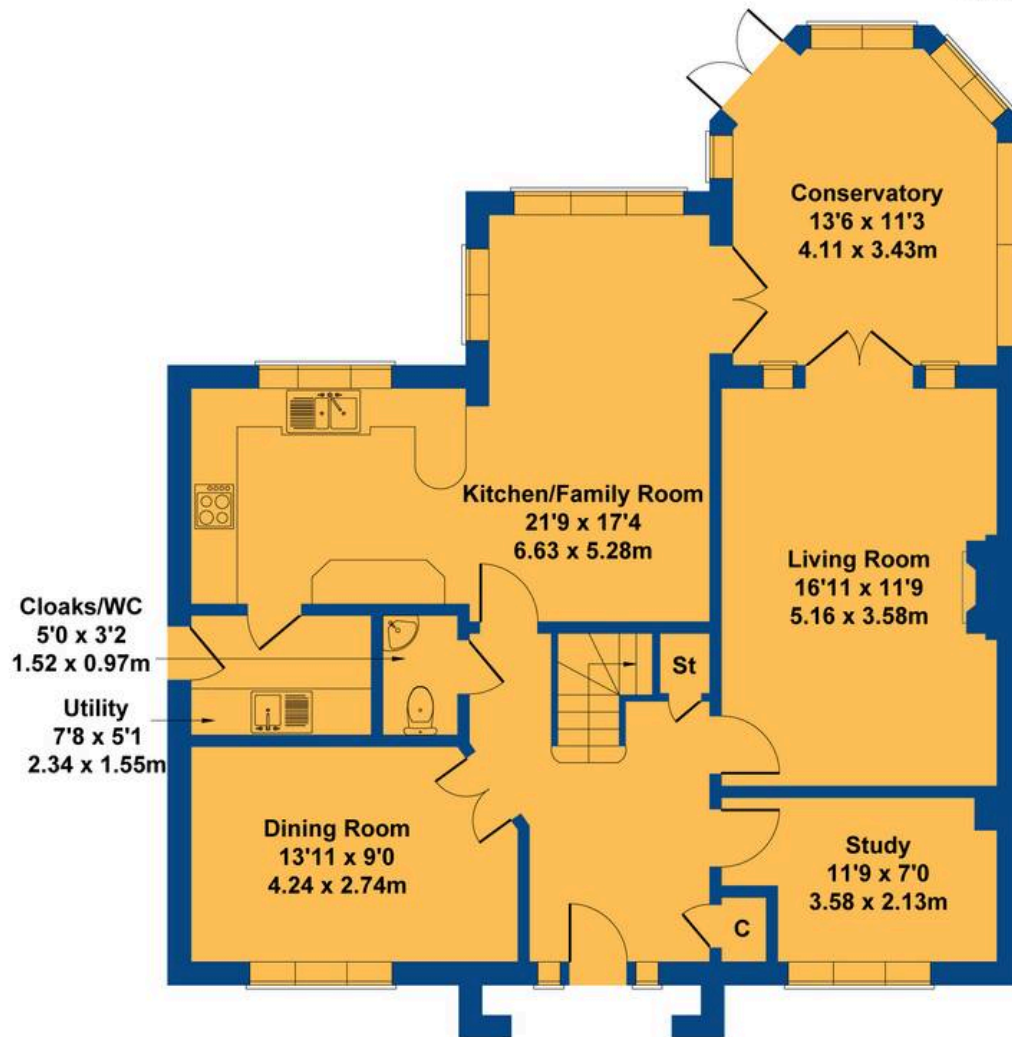




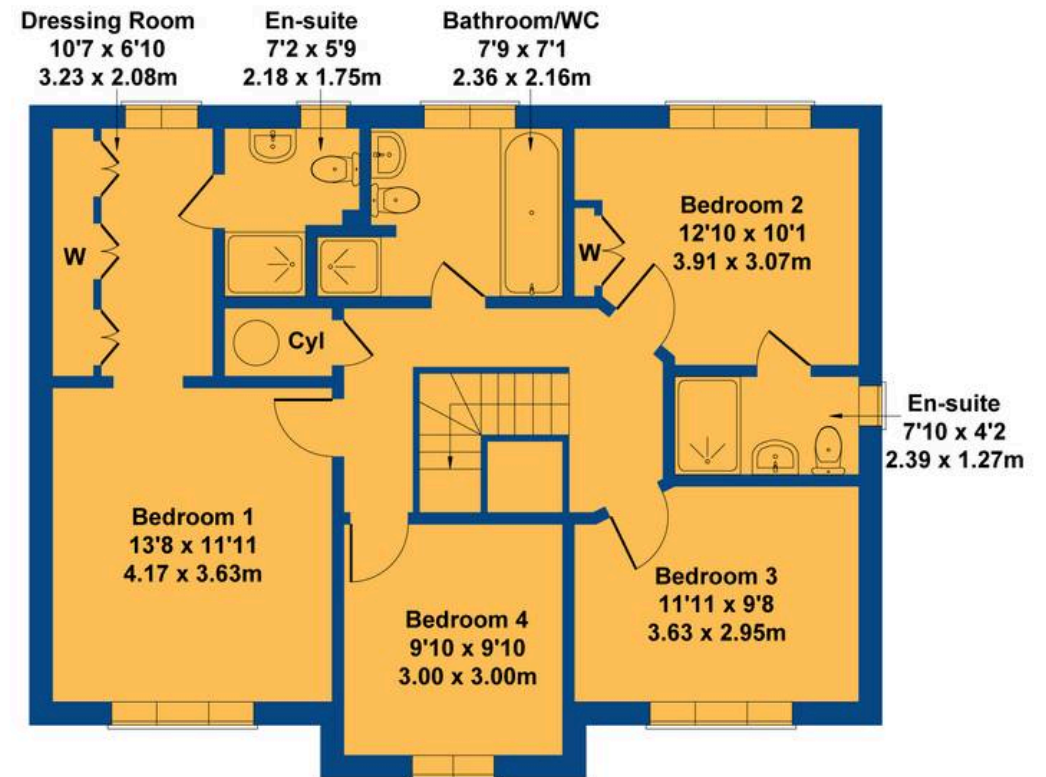


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Approximate Gross Internal Area  
1927 sq ft - 179 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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