





39 Llwyn Y Gog

Rhoose Point

Exceptional 4-bed with stunning channel views. Spacious interior with refitted bathroom and Wren kitchen. Landscaped garden, garage, and parking. Close to amenities and top-rated school.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXCEPTIONAL AND VERY SPACIOUS
- GLORIOUS UNINTERRUPTED CHANNEL VIEWS
- VERSATILE ACCOMMODATION FOR LARGE FAMILIES
- 4/5 BEDROOMS; 2/3 RECEPTION ROOMS
- STUNNING WREN KITCHEN WITH APPLIANCES
- REFITTED HIGH END BATHROOM AND EN-SUITE
- GENEROUS PARKING, SHED AND SINGLE GARAGE
- BEAUTIFUL LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN CAN BE OFFERED
- EXCELLENT EPC RATING OF C74





Entrance Hallway

Approached by the side of the property and through a composite front door with frosted glazed panels. There's an additional side panel making the entrance hall light and airy. An impressive high end Karndean flooring extends through the hall and panelled doors access the cloakroom/WC/utility room, refitted family kitchen/dining room and also the office/gym/bedroom five. Finally, a door leads to a handy under stairs storage cupboard. Radiator and smooth coved ceiling. Fuse box and HIVE heating controls. Carpeted dog dog-leg staircase to the upper floors.

Cloakroom/WC

10' 0" x 5' 11" (3.05m x 1.80m)

With LVT flooring (covering the Karndean flooring), there is a white close coupled WC and pedestal hand basin. Ceramic tiled splash-backs to half level and matching sill with obscure side window. Radiator and smooth ceiling with recessed LED spot-light. The WC extends through to a really functional utility section which offers plumbing for a washing machine, further window and this area is perfect as a boot room.

Office/Gym/Bedroom Five

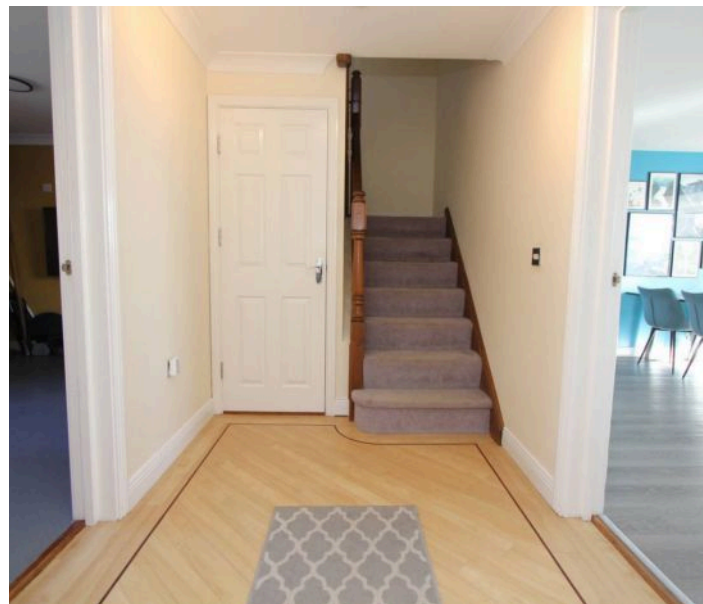
13' 2" x 9' 9" (4.01m x 2.97m)

With a rubberised flooring over the Karndean flooring, this versatile room has a front window. Radiator, smooth coved ceiling with lights. Large mirror to remain.

Kitchen/Family Room

19' 6" x 18' 8" (5.94m x 5.69m)

A fabulous family room divided into two areas by a 4 person breakfast bar - the dining area offers space for table and chairs and sofa as required and this extends into the bay where there are French doors leading out onto the stunning landscaped sunny rear garden. There are two radiators and additional cold water feed for an American style fridge-freezer as required (appliance not to remain).





The refitted Wren kitchen is comprehensively fitted with soft close eye level and base units with deep drawers plus corner carousel facility. The slim laminated worktops have a 1.5 bowl sink unit and integrated appliances include a 4 ring induction hob with extractor over; adjacent double oven and grill (the main oven has a self cleaning option whilst the upper one has a microwave built in). Further integrated dishwasher and recycling bins. LVT flooring, tiled splash-backs and sills with windows looking to the side and the rear - Smooth ceiling with four recessed spotlights. Kick level heater.

Mid Hallway

Carpeted and with a matching staircase leading up to the second floor. Smooth coved ceiling. Matching panelled doors give access to the living room, refitted family bathroom/WC/shower and bedroom two, plus an airing cupboard.

Living Room

19' 6" x 18' 7" (5.94m x 5.66m)

A stunning picturesque room affording plenty of light and wonderful channel views. There is a side window, rear window and large bay to enjoy the views. There is a modern media wall (TV/sound bar not to remain), smooth coved ceiling with light fittings and matching wall lights to remain. Two radiators.



Bedroom Two

13' 4" x 9' 9" (4.06m x 2.97m)

A carpeted double bedroom with smooth coved ceiling, radiator and front window. Double doors access a large walk-in wardrobe which has hanging space, shelf and light. It measures 1.88m x 1.12m (6' 2" x 3' 8")



Family Bathroom/WC

12' 2" x 8' 2" (3.71m x 2.49m)

A superb luxury bathroom comprising a white suite with close coupled WC, bath, ceramic sink with drawers under and a walk in triple width shower with thermostatic shower unit comprising a rainfall style head and separate adjustable rinse unit - there are non grout splashback areas. Two obscure side windows and LVT flooring. High end column towel radiator and smooth ceiling with 5 spotlights. Extractor plus shaver point. Contemporary oval mirror with demist feature and lighting.

Landing

Carpeted landing with matching panelled doors giving access to the three remaining bedrooms. Smooth coved ceiling with Eco light and loft hatch. Radiator.

Bedroom One

19' 6" x 12' 7" (5.94m x 3.83m)

A very large carpeted master bedroom which has a side window, rear window enjoying channel views and French style doors giving access to a Juliet style balcony also enjoying the views. Smooth coved ceiling. Radiator. There are two double fitted wardrobes plus a panelled door leads to the refitted en-suite.



En-Suite Shower Room

6' 8" x 6' 1" (2.03m x 1.85m)

Beautifully refitted and comprising a WC with concealed cistern, ceramic basin and fully tiled quadrant style shower cubicle with thermostatic shower with rainfall and rinse unit all with non grout splashback areas. Side obscure window with tiled sill and matching splash-backs. Chrome heated ladder towel rail, oval mirror with demist feature and lighting, shaver point, extractor and smooth ceiling. Easy wipe LVT flooring.



Bedroom Three

11' 0" x 9' 11" (3.35m x 3.02m)

A carpeted double bedroom with front window, radiator, smooth coved ceiling and two double wardrobes.

Bedroom Four

9' 10" x 8' 3" (2.99m x 2.51m)

A carpeted bedroom with front and side windows, radiator and smooth coved ceiling. Fitted double wardrobe. (nb - the doors have been removed but can be reinstated prior to completion if required).

Front Garden

Landscaped and laid to a significant section of Welsh style slate offering additional parking facilities if required. This adjoins the slabbed path that leads to the front door. Handy timber built storage shed which has power and lighting (15 foot 5 by 8 foot 11, narrowing)

Rear Garden

A delightful garden which has an initial relayed patio which leads to a false lawn and finally to a sun deck to enjoy the wonderful channel views! The remainder (side) is then laid to Welsh style slate for ease of maintenance. The garden is enclosed by mix of timber fencing and wrought iron railing. Outside tap.



Driveway

4 Parking Spaces

Laid to tarmac and providing off road parking space and leading to the single garage. All of the front area can be used for off-road parking if required and can park four vehicles. Finally there is side access via secure gate which leads into the rear garden.

Garage

Accessed via an up and over door, the single garage has power and lighting. Rear pedestrian door.



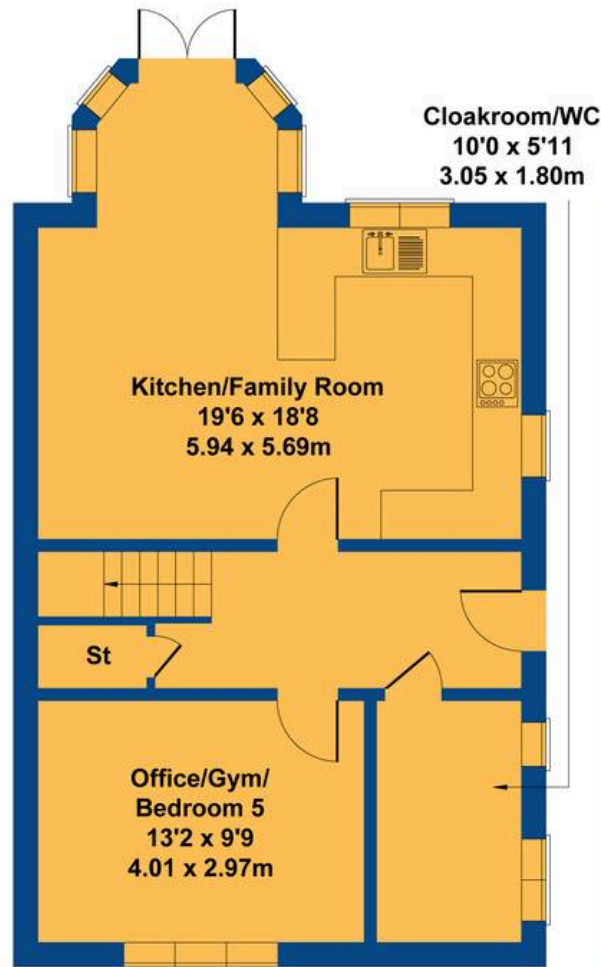
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

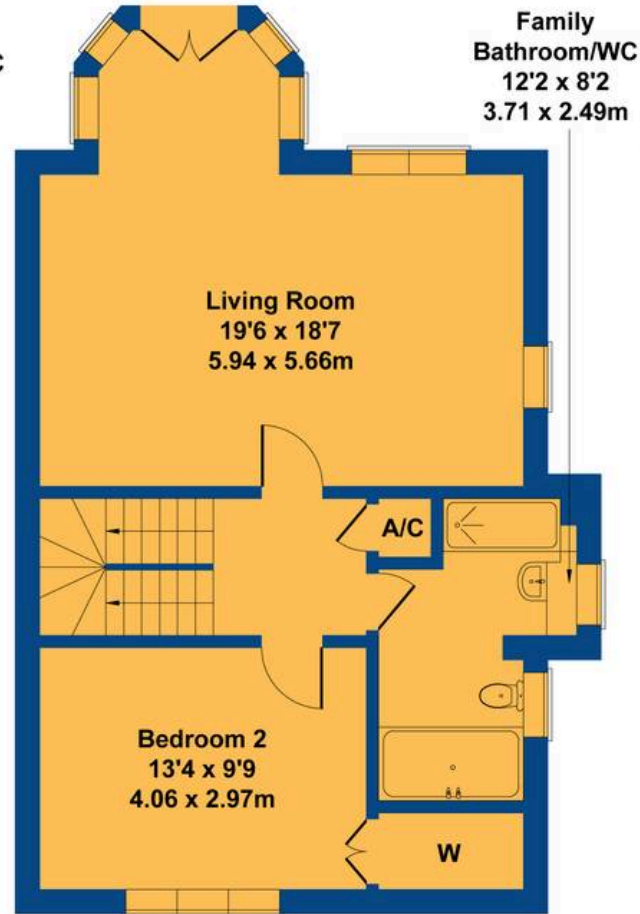


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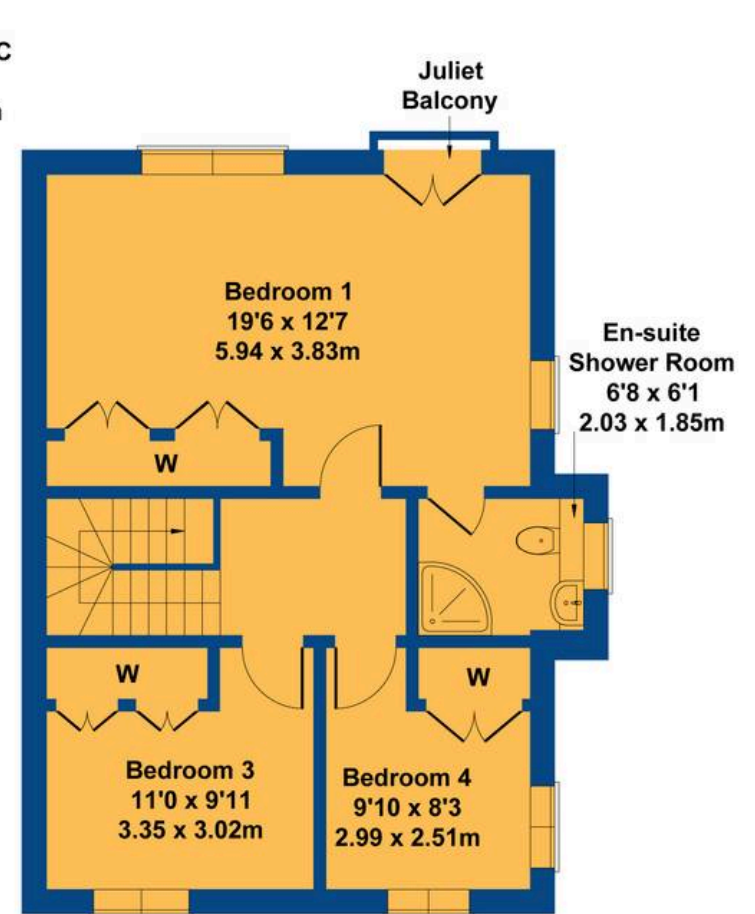
Approximate Gross Internal Area
1788 sq ft - 166 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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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