





41 Cilgant Y Meillion

Rhoose Point

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- VERY WELL PRESENTED 4 BEDROOM DETACHED HOME
- LARGE LOUNGE AND CONSERVATORY EXTENSION
- OPEN PLAN KITCHEN/DINING ROOM & SEPARATE UTILITY
- CLOAKROOM/WC, EN-SUITE & FAMILY BATHROOM/WC
- DOUBLE DRIVE AND STORAGE GARAGE
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- GAS CH, UPVC DG, CLOSE TO RAIL STATION
- EPC RATING TO BE CONFIRMED





Entrance Hallway

Accessed via a steel coated door with obscure glazed panels, the hall has a tiled flooring plus carpeted staircase leading to the first floor. Radiator, smooth coved ceiling and panelled door leading to the living room.

Lounge

19' 2" x 10' 4" (5.84m x 3.15m)

With dimensions taken into the front box bay window, the lounge is an excellent size and has a focal point of a modern fireplace with marble back and hearth with log effect electric fire inset. There are 3 radiators, French style uPVC doors to the conservatory extension and a panelled door leading to the kitchen/dining room. Smooth coved ceiling.

Conservatory

13' 5" x 11' 8" (4.09m x 3.55m)

With a stylish tiled flooring matching the hall, the conservatory is a great size and has uPVC windows and French style doors leading to the enclosed rear garden. Polycarbonate pitched roof and two radiators.

Kitchen/Dining Room

15' 10" x 13' 7" (4.82m x 4.14m)

An open plan themed social family kitchen with space for table and chairs as illustrated. The kitchen area is well appointed with matching beech style units and these are complemented by modern laminated worktops with 1.5 bowl sink inset. Integrated appliances include a 4 ring gas hob with electric oven under and extractor hood over. Laminated flooring and striking red ceramic tiled splashback areas. Side and rear windows plus a steel coated partly glazed door leads to the outside side area. Further panelled doors lead to the utility room, under stair storage cupboard and also the garage (storage only). Smooth coved ceiling with 6 spotlights and radiator.





Utility Room

6' 0" x 5' 2" (1.83m x 1.57m)

With a laminated flooring and space for washing related appliances. Wall mounted Baxi boiler (annually serviced) firing the gas central heating. Steel coated partly glazed door to the rear garden and panelled door to the cloakroom/WC. Radiator and worktop storage space.

Cloakroom/WC

5' 9" x 2' 9" (1.75m x 0.84m)

Stylishly presented and refitted with a white suite comprising close coupled WC and pedestal wash basin. Luxury ceramic tiled walls, splashbacks, flooring and sill. Radiator and side obscured glazed window.

Landing

A central carpeted landing with matching panelled doors leading to the four bedrooms, bathroom and airing cupboard. Loft hatch inset into a smooth coved ceiling.

Bedroom One

12' 7" x 10' 6" (3.83m x 3.20m)

A large main bedroom with front window, carpeted flooring, a radiator and panelled door to a handy over-stair double wardrobe/cupboard with lighting. Further panelled door to the en-suite. Smooth coved ceiling.

En-Suite

With a white suite comprising close coupled WC, pedestal basin and single shower cubicle which is fully tiled and which has a thermostatic shower inset. Vinyl tiled effect flooring, radiator and ceramic tiled splashbacks and sill. Obscure glazed side window, smooth ceiling with extractor and spotlight plus strip light and shaver point above a vanity mirror.





Bedroom Two

10' 11" x 8' 6" (3.32m x 2.59m)

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

Bedroom Three

10' 8" x 10' 5" (3.25m x 3.17m)

A carpeted double bedroom with rear window, radiator and smooth coved ceiling.

Bedroom Four

8' 1" x 6' 1" (2.46m x 1.85m)

A single bedroom with rear window, radiator and smooth coved ceiling with three recessed spotlights. Currently used as a study.

Bathroom/WC/Shower

11' 2" x 5' 2" (3.40m x 1.57m)

In super order and comprising a white suite with close coupled WC, pedestal basin and bath with shower attachment over. Ceramic tiled splashbacks and sill with obscure glazed rear window. Panelled door to an airing cupboard with towels/linen space and the hot water cylinder. Radiator with shelf over, smooth ceiling with two recessed spotlights.

Garage

10' 11" x 8' 5" (3.32m x 2.56m)

Accessed via up and over door from the front, the garage is a STORAGE garage as a portion of it has been incorporated within the now larger kitchen. There is power and lighting provided, storage within the rafters, fusebox and pedestrian door to the kitchen.





FRONT GARDEN

Laid primarily with stone chippings and handy for additional parking if required.

REAR GARDEN

A fully enclosed rear garden which is of a low maintenance theme. It has patio slabs with stone chipped infills and the garden is enclosed by fencing on all sides. There is a water tap, handy recessed side seating area (currently with a gazebo though not to remain). Side access returning to the front.

DRIVEWAY

2 Parking Spaces

Laid to Tarmac and providing side by side space for two vehicles. This leads to the STORAGE garage.

GARAGE


Single Garage

A storage garage as described previously





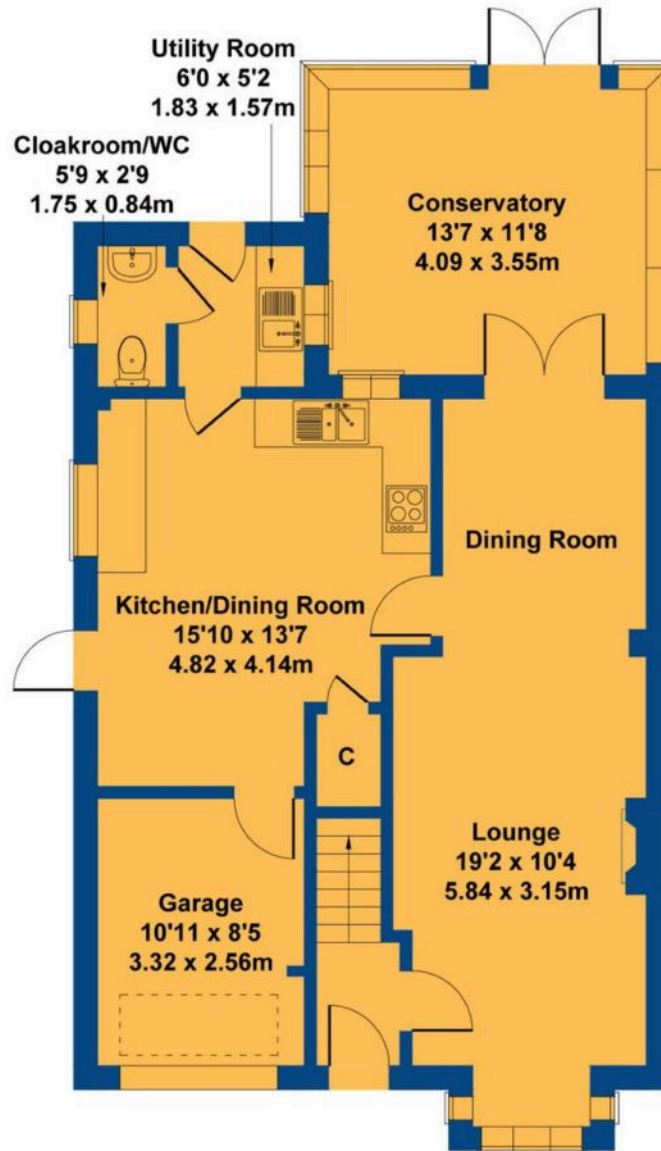
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



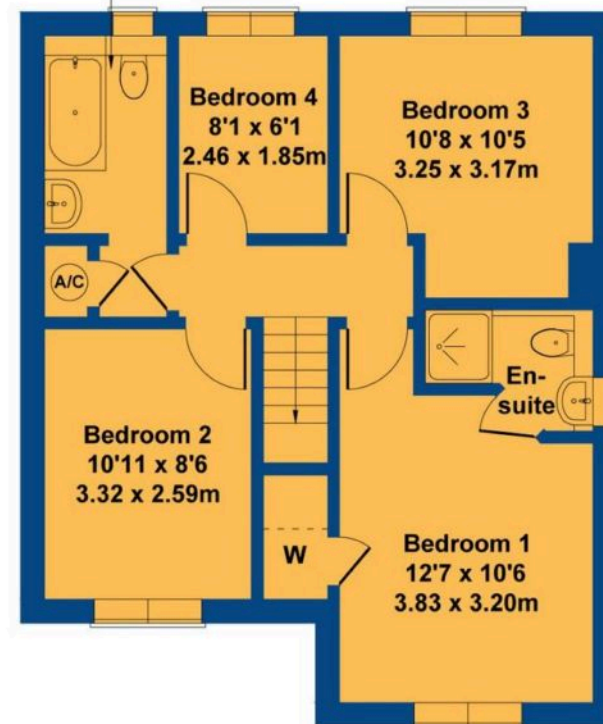
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Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR

Bathroom/WC/
Shower Room
11'2 x 5'2
3.40 x 1.57m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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