





20 Bryn Y Gloyn

Rhoose Point

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C70

EPC Environmental Impact Rating:

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- 2 SEPARATE RECEPTION ROOMS
- SPACIOUS KITCHEN AND UTILITY ROOM OFF
- INTEGRAL SINGLE GARAGE
- CLOAKS/WC, TWO EN SUITES AND FAMILY BATHROOM
- ENCLOSED GARDEN WITH PATIO AND LAWN
- DOUBLE DRIVEWAY; OPEN FRONT ASPECT
- FEATURE BAYS TO FRONT AND REAR
- EPC RATING OF C70





Entrance Hallway

Accessed via a composite door, the hall has a laminate flooring and carpeted staircase. Matching panelled doors lead in to the living room, cloakroom/WC, kitchen and integral garage whilst glazed double doors lead in to the dining room. Radiator and smooth coved ceiling.

Cloakroom/WC

4' 9" x 3' 3" (1.46m x 0.99m)

With a refitted white suite comprising a close coupled WC and corner wash basin with tiled effect splashback and vanity cupboard under. Obscure glazed front window, laminated flooring and chrome heated towel rail.

Living Room

15' 3" x 13' 7" (4.65m x 4.14m)

A great size but cosy room which has bay fronted windows, two radiators and a focal point of modern fireplace with coal effect gas fire inset. Smooth coved ceiling.

Dining Room

11' 11" x 9' 7" (3.63m x 2.92m)

Another great size room this time with French doors within a rear bay. There is a radiator with cover, a laminated flooring and a smooth coved ceiling.



Kitchen

12' 6" x 11' 8" (3.80m x 3.55m)

A very well appointed kitchen with units complemented by modern laminated granite effect worktops which have a stainless steel 1.5 bowl sink unit. Integrated appliances include a 4 ring gas hob with extractor over plus adjacent double oven with grill. There is further space for other appliances as required. The kitchen has a ceramic tiled flooring, tiled splashbacks and sill with rear window. Smooth ceiling with 6 recessed spotlights, radiator and two panelled doors lead to a handy under stair cupboard and the utility room.



Utility Room

5' 10" x 5' 9" (1.78m x 1.76m)

With a continuation of the ceramic tiled flooring, base cupboard, second sink unit and worktop space, the utility houses the 2018 refitted boiler which is serviced annually. A side part glazed door leads outside. Radiator extractor and space for washing machine etc.

Landing

A carpeted landing with side window, radiator and panelled doors lead to the 4 double bedrooms, bathroom and two handy storage cupboards. Smooth cove ceiling with loft access inset.

Bedroom One

15' 4" x 11' 7" (4.68m x 3.53m)

A spacious feature double bedroom with front bay windows with an open aspect over the nature reserve. There is a radiator, smooth coved ceiling and recessed triple wardrobes excluded from dimensions given. Panelled door to the refitted en-suite.

En-Suite

9' 1" x 5' 9" (2.78m x 1.76m)

A refitted en-suite in white and comprising a close coupled WC, ceramic basin with vanity cupboard under plus a fully tiled double shower cubicle with fixed rainfall style head and adjustable rinse unit. Anti-mist bluetooth mirror with lighting, obscure glazed side window and chrome heated towel rail. Ceramic tiled splashbacks and smooth ceiling with 3 recessed spotlights and extractor.



Bedroom Two

13' 9" x 9' 4" (4.19m x 2.85m)

A carpeted double bedroom with two front windows, radiator, smooth coved ceiling and panelled door to the en-suite.



En-Suite

5' 11" x 5' 7" (1.81m x 1.70m)

With a white suite comprising close coupled WC, wash basin with vanity cupboard under and tiled shower cubicle with thermostatic shower inset. Laminated flooring, ceramic tiled splashbacks and sill with obscure glazed front window. Anti-mist Bluetooth mirror with lighting, radiator and smooth coved ceiling with two spotlights and extractor.

Bedroom Three

9' 1" x 9' 0" (2.78m x 2.74m)

A spacious carpeted double bedroom with rear window, radiator and fitted triple wardrobe. Smooth coved ceiling.

Bedroom Four

11' 0" x 8' 10" (3.35m x 2.70m)

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

Bathroom/WC

6' 6" x 6' 1" (1.97m x 1.85m)

With a white suite comprising a close coupled WC, wash basin and bath with a rinse style unit off the central mixer tap. Obscure glazed rear window, ceramic tiled flooring, splashbacks and sill. Chrome heated towel rail. Smooth ceiling with two recessed spotlights and extractor. Auto demist mirror with lighting.





REAR GARDEN

37' 1" x 30' 5" (11.3m x 9.26m)

A large rear garden enclosed by a mix of 6 foot brick wall and fencing. There is an initial patio which leads on to a level lawn which has planted borders. Side access to the front and a plastic store shed will remain.

FRONT GARDEN

Laid to lawn with a border hedge.

DRIVEWAY

2 Parking Spaces

Laid to Tarmac and providing side by side space for two vehicles.

GARAGE

Single Garage

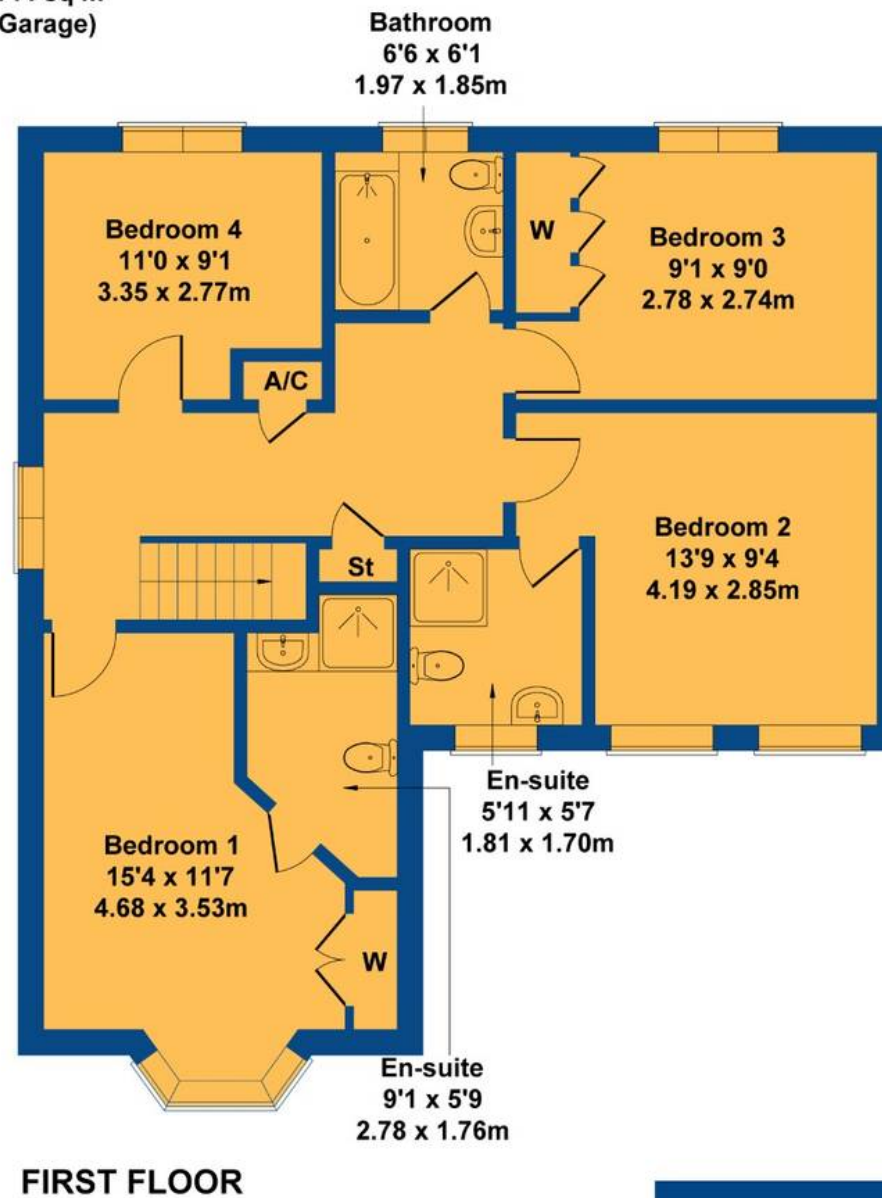
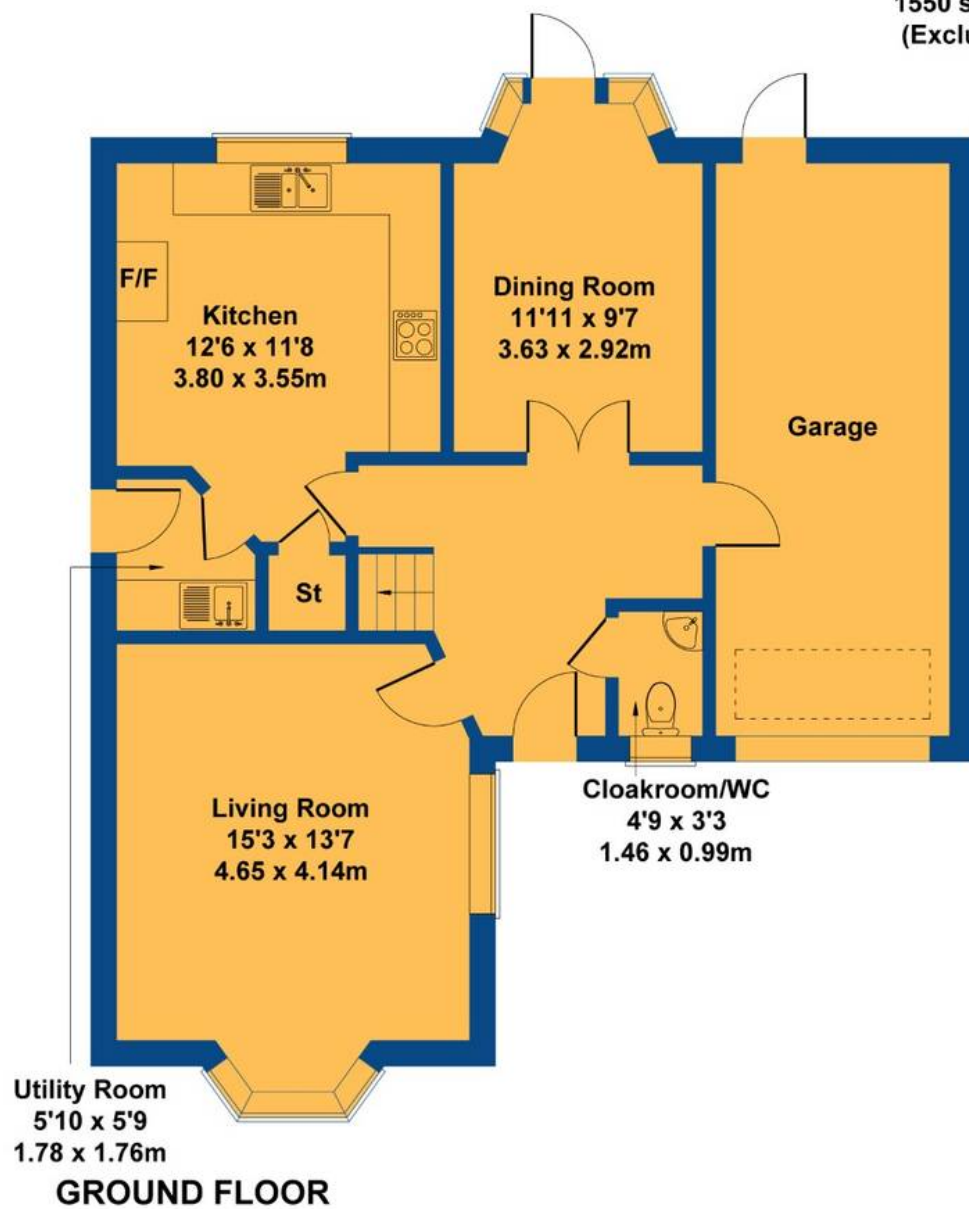
6.27m x 2.62 m - With integral access to the hall and accessed from the front via up and over door, the garage has power and lighting provided along with a pedestrian door to the rear garden.



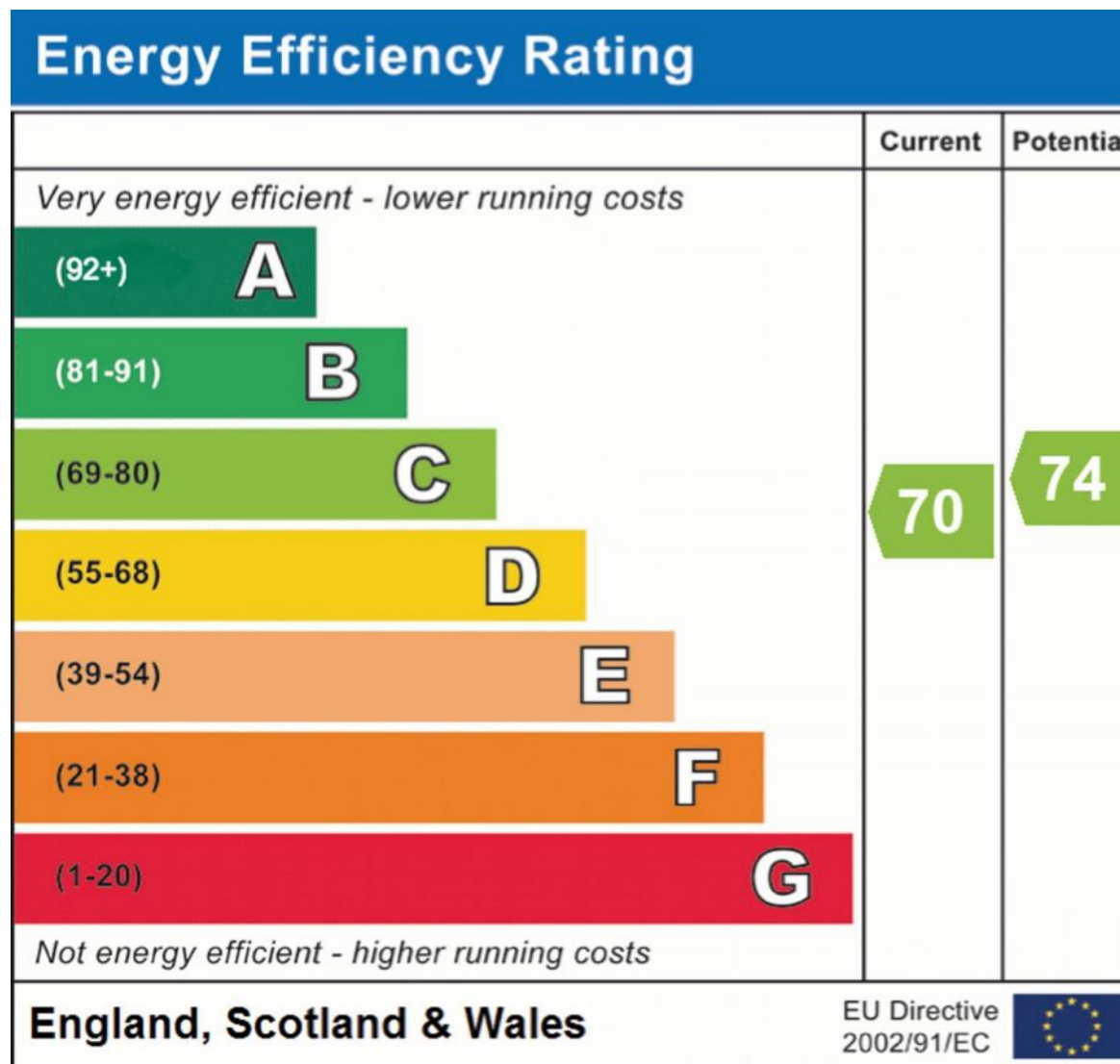


20 Bryn Y Gloyn

Approximate Gross Internal Area
1550 sq ft - 144 sq m
(Excluding Garage)



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

rhouse@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.