





7 Matthew Road, Rhoose

Council Tax band: F; Tenure: Freehold; EPC D

- STYLISH DETACHED 4 BEDROOM FAMILY HOME
- VERSATILE LIVING ACCOMMODATION
- OPEN PLAN LIVING SPACE
- STRIKING FITTED KITCHEN
- FULL WIDTH BALCONY TO THE REAR
- LUXURY EN-SUITE AND FAMILY BATHROOM
- LARGE DRIVEWAY AND GARAGE
- EPC RATING D62
- ENCLOSED, GENEROUS SIZE REAR GARDEN

Situated in this sleepy hollow in Rhoose, this very much improved two storey family home occupies a generous plot. The ground floor comprises a welcoming entrance hall, cloakroom/WC, 3 separate rooms (currently used as two bedrooms and a study) PLUS there is a fabulous open plan living space which comprises a living room, kitchen, dining space and very spacious sun room/conservatory - ideal for social living. Off the kitchen, there is a handy utility room which leads to the car port and garage which also has a mezzanine area above, accessed via the rear garden. The first floor comprises two double bedrooms and a family bathroom/WC. The main bedroom has a luxury en-suite bathroom with jacuzzi bath and separate multi jet shower cubicle. Additionally, bifold doors opening out on to a full width balcony with glass balustrade and offering distant Channel views. Outside, there is a drive flanked by established plants and trees, whilst the rear garden is a great size, fully enclosed and includes a planted allotment style area, level lawn and all enjoying a sunny westerly aspect.





Entrance Hall

Accessed via composite door, the hall has a laminated flooring and additional front and side windows. Column radiator and panelled doors leading to the cloakroom/WC, study and main living space. Carpeted stairs with contemporary with handrail. Coved ceiling.

Cloakroom/WC

5' 4" x 2' 7" (1.63m x 0.79m)

With a white suite comprising high level WC, wall hung basin with tiled splashbacks and a ceramic tiled flooring. Obscure side window.

Study

9' 11" x 9' 5" (3.01m x 2.87m)

With a herringbone wood block flooring, this handy reception room has a front window, and radiator.

Living Room

21' 5" x 12' 0" (6.53m x 3.65m)

A spacious main living room which has front windows, focal point of a contemporary gas fire with mantel shelf over. Dimensions exclude a recessed area with under stair cupboard and there are also two column radiators. Smooth cover ceiling. Feature engineered wood flooring. This room is open plan to the kitchen/dining/sun room space. Panelled door to bedroom three.

Kitchen/Diner

24' 3" x 21' 0" (7.40m x 6.40m)

An L-shape kitchen and dining space. The kitchen is fitted with high gloss black units which are complemented by natural wood style worktops which have a 4 ring ceramic hob and stainless steel sink unit inset. Further integrated double oven with grill. Pull out larder unit. Extractor unit with stainless steel splashback under and matching kickboards. Please see over





Tiled flooring and smooth ceiling with ten recessed spotlights. The kitchen is open plan to the dining area and also has access to the utility via oak style bifolding doors. The dining area has a continuation of the engineered flooring and in turn leads to the open plan sun room style conservatory. Column style radiator and door to the bedroom 4.

Utility Room

11' 8" x 6' 5" (3.55m x 1.95m)

Laminate flooring, worktop space, ceramic tiled splashbacks and space for appliances. uPVC door with obscure glazed panel to the front and rear. The rear leads to the hot tub area and also to the covered carport style enclosure.

Sun Room/Conservatory

22' 10" x 11' 11" (6.96m x 3.64m)

With engineered wood flooring, this large room has French style doors to the rear garden. There is a polycarbonate pitched roof with ceiling fans. A breakfast bar with three recessed spotlights over divides the kitchen and this room. There are uPVC windows built on a brick wall base. Air conditioning unit.

Bedroom Three

17' 9" x 9' 3" (5.40m x 2.83m)

A double bedroom with laminated flooring, front and side window, radiator and smooth ceiling with 6 recessed spotlights. Further triple width wardrobe accessed via folding doors and excludes from dimensions provided. Socket and ceiling cabling for projector to remain (projector not included).

Bedroom Four

10' 8" x 8' 0" (3.25m x 2.44m)

A double bedroom with laminated flooring, radiator and rear window. Smooth coved ceiling and two floating cabinets with lighting under.





Landing

Carpeted and with a rear window, coved ceiling and loft hatch. Panelled doors to the two bedrooms on this floor and the family bathroom.

Bedroom One

13' 2" x 12' 0" (4.02m x 3.65m)

A carpeted double bedroom with contemporary radiator, glazed sliding door to the en suite, smooth ceiling with 6 recessed spotlights and bifolding doors which lead to the balcony.

En-Suite

13' 10" x 4' 9" (4.21m x 1.45m)

A luxury en-suite in white and comprising close coupled WC, corner Jacuzzi bath, wash basin and double shower cubicle with multi jet shower facility. Chrome heated towel rail, TV, a mix of ten recessed spotlights and velux front window. Fully ceramic tiled walls, flooring and splashbacks.

Balcony

37' 9" x 12' 3" (11.50m x 3.73m)

A composite decked balcony with glass balustrade enjoying an open view with the Bristol Channel in the distance. Solar lighting.

Bedroom Two

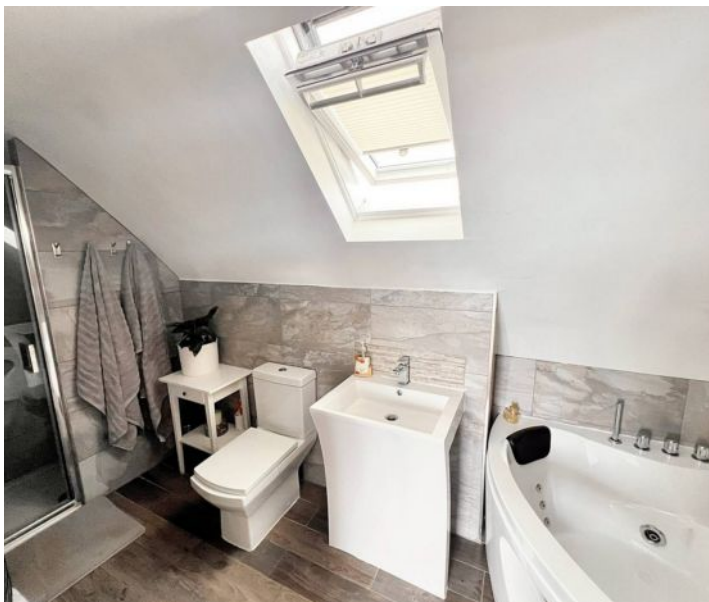
11' 2" x 9' 5" (3.41m x 2.88m)

A double bedroom with a laminated flooring, front window and recessed storage cupboard/wardrobe. Two double wardrobes to remain. Radiator. Coving.

Bathroom

7' 6" x 6' 4" (2.28m x 1.93m)

With a white suite comprising close coupled WC, wall hung basin and contemporary deep bath with free standing mixer tap and shower rinse facility. Chrome towel rail and French style doors to the balcony.





FRONT GARDEN

Laid predominantly to gravel provided parking for ample vehicles. Enclosed by a small wall, gate posts with lights attached, mature shrubs and borders. Metal side gate access to the rear garden.

REAR GARDEN

The rear garden is separated into two areas by a white picket fence, the first of the areas is laid mostly to gravel with mature shrub borders and seating area. The remainder of the garden consists of a patio and a level lawned area which has a sunken trampoline built in and a pergola with shrubs over. Fully enclosed by timber fencing and a brick wall. There is access to the mezzanine garage via a wooden ladder with slide off. (nb hot tub not to remain)

CAR PORT

1 Parking Space

DRIVEWAY

3 Parking Spaces

A gravel driveway which provides parking for 3 vehicles with ease.

GARAGE

Single Garage

4.33m x 2.34m With power and lighting

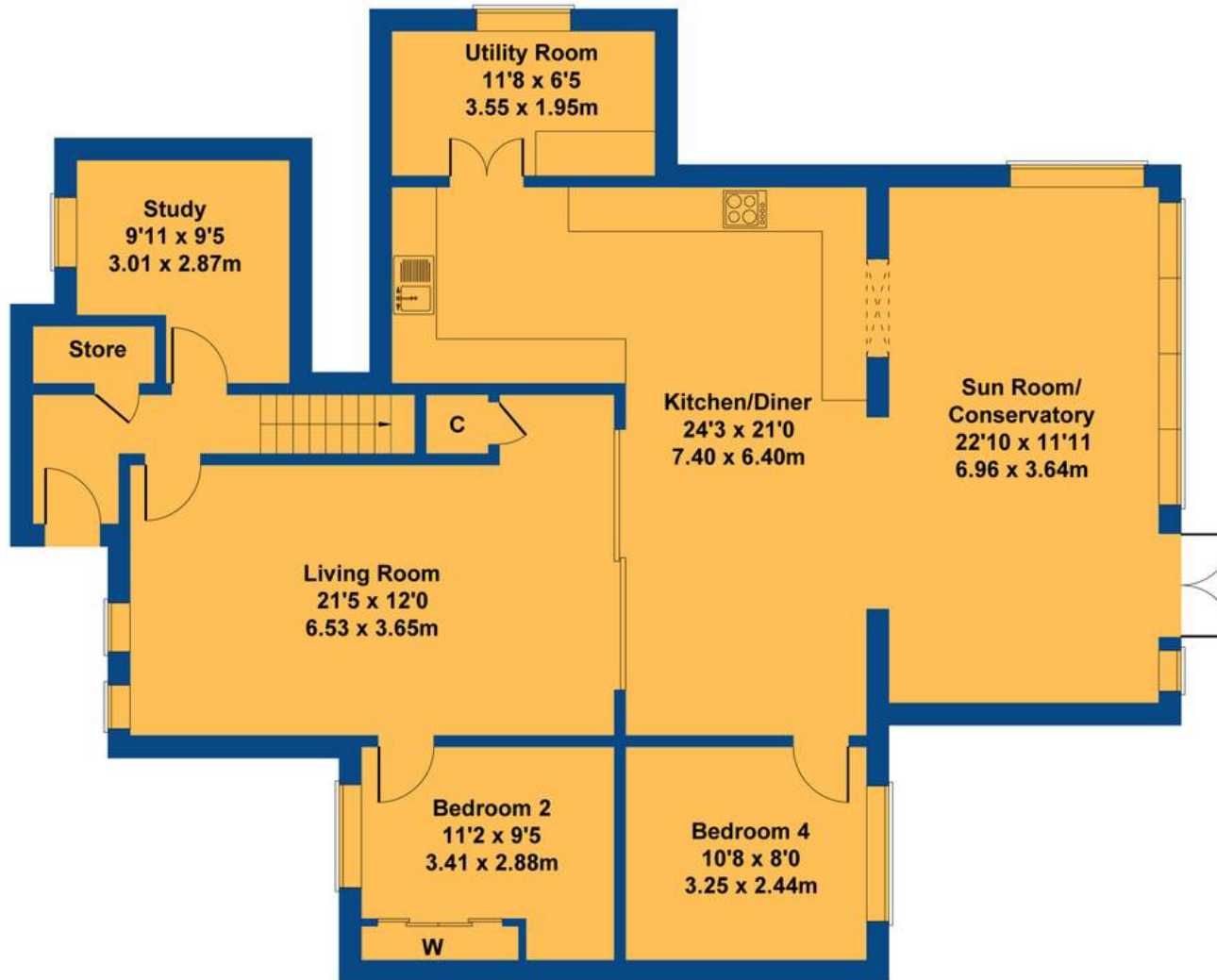




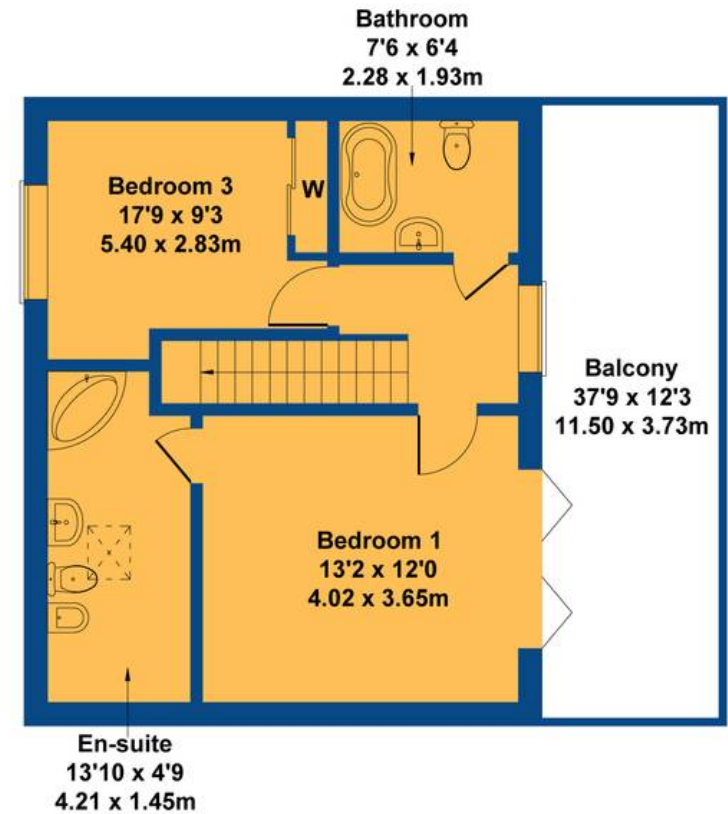


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Approximate Gross Internal Area
1884 sq ft - 175 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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