





30 Heol Y Sianel, Rhoose

Council Tax: E; Tenure: Freehold; EPC B

- STYLISH 4 BEDROOM DETACHED FAMILY HOME
- 2 SEPARATE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM & CLOAKS/WC
- EN-SUITE AND FAMILY BATHROOM
- SIDE BY SIDE TWO CAR DRIVEWAY
- ENCLOSED VERY PRIVATE REAR GARDEN (SIDE ACCESS)
- COWBRIDGE COMPREHENSIVE CATCHMENT
- EXCELLENT EPC RATING OF B83
- SHORT WALK TO BEACH AND RAIL STATION

This detached 'Bisham' style home is immaculately presented and benefits from a practical garage conversion which provides an all important second lounge. The ground floor has a welcoming entrance hall with cloakroom WC, storage cupboard, kitchen/breakfast room and full width lounge/dining room, plus the second reception room which also has handy storage. The first floor has four very good sized bedrooms - one of which with an en-suite double shower room - and there is then a family bathroom WC.

Outside there is a side by side drive for two vehicles and side access leads to the rear garden which is enclosed and enjoys a super degree of privacy.





Entrance Hall

Accessed via composite door with two obscure glazed panels and via a covered storm porch. Stylish ceramic tiled flooring and carpeted staircase. Handy open under stair storage space plus additional storage cupboard. Panelled doors access the cloakroom WC, full width lounge/diner at the rear, front kitchen/breakfast room and the sitting room/playroom. Radiator and fuse box.

Cloakroom/WC

6' 2" x 3' 5" (1.88m x 1.04m)

With a white suite comprising close coupled WC with button flush plus pedestal basin with tiled splash-backs. Radiator, extractor and ceramic tiled flooring.

Lounge/Dining Room

25' 3" x 10' 4" (7.69m x 3.15m)

Occupying the full width of the property, this light and airy room has an engineered wood flooring, French style doors and additional windows looking onto the rear garden. Two radiators.

Sitting Room

16' 10" x 9' 8" (5.13m x 2.94m)

Such a functional second reception room which has a solid Oak flooring, shuttered front window and radiator. Handy storage accessed via sliding contemporary doors is located at the rear of the room and this is excluded from the dimensions provided. Feature panelled media style wall.

Kitchen/Breakfast Room

11' 3" x 8' 3" (3.43m x 2.51m)

Beautifully presented with a comprehensive range of matching eye level and base units complemented by modern tops with 1.5 bowl sink unit inset. Integrated four ring gas hob with double oven and grill under plus cooker hood over with complementing splash-back and further modern tiled splashbacks.





Space for upright fridge/freezer and washing machine as required. Space for breakfast table and chairs. Shuttered front window, radiator and ceramic tiled flooring.

Landing

Central carpeted landing with panelled doors to the four bedrooms, family bathroom and airing cupboard (Measuring 6ft x 3ft). Loft hatch and radiator.

Bedroom One - 13' 6" x 13' 2" (4.11m x 4.01m)

An excellent sized carpeted double bedroom with two sets of front windows. Radiator plus recessed double wardrobe and handy display recess. Panelled door to the en-suite.

En-suite - 7' 5" x 3' 11" (2.26m x 1.19m)

Immaculate and with a white WC, basin and fully tiled double shower cubicle with thermostatic shower inset. Cushioned vinyl flooring plus ceramic tiled splash-backs. Shaver point, radiator and extractor.

Bedroom Two - 13' 5" x 10' 0" (4.09m x 3.05m)

A generous carpeted double bedroom with front window offering a sea glimpse. Radiator plus display recess, double wardrobe and single wardrobe.

Bedroom Three - 10' 8" x 8' 9" (3.25m x 2.66m)

A carpeted double bedroom with rear window and radiator.

Bedroom Four - 10' 9" x 7' 5" (3.27m x 2.26m)

A carpeted single bedroom with rear window, radiator and fitted wardrobe. (The black robes are not included)

Bathroom WC - 6' 9" x 6' 2" (2.06m x 1.88m)

In excellent order comprising WC, basin and bath. Ceramic tiled splash-backs matching the sill with obscure glazed rear window. Cushioned vinyl flooring, radiator, shaver point and extractor.





FRONT GARDEN

Primarily laid to tarmac for side by side parking for two vehicles. This adjoins a stone chipped section. Gated access leads to the rear garden.

REAR GARDEN

29' 12" x 21' 12" (9.14m x 6.7m)

A fully enclosed garden which has an initial patio section then with a lawn and final raised sun deck. Outside tap. Enclosed by well kept timber fencing and gated access to the side/front.

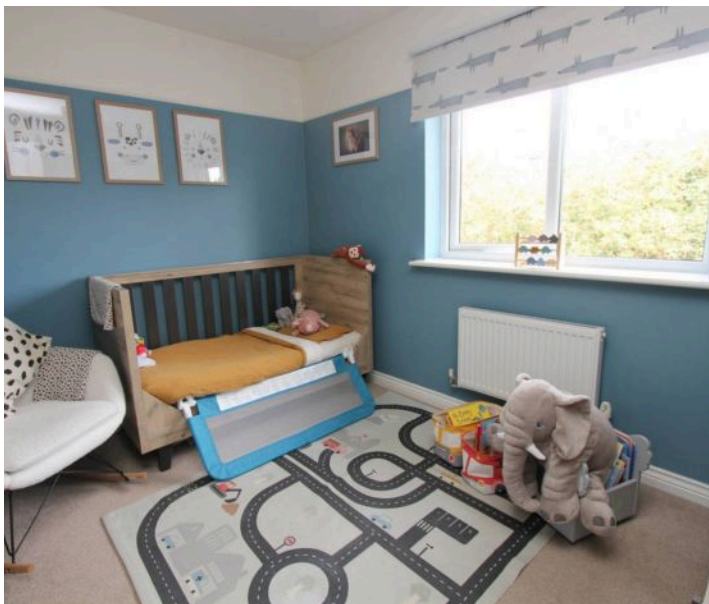
Driveway

2 Parking Spaces

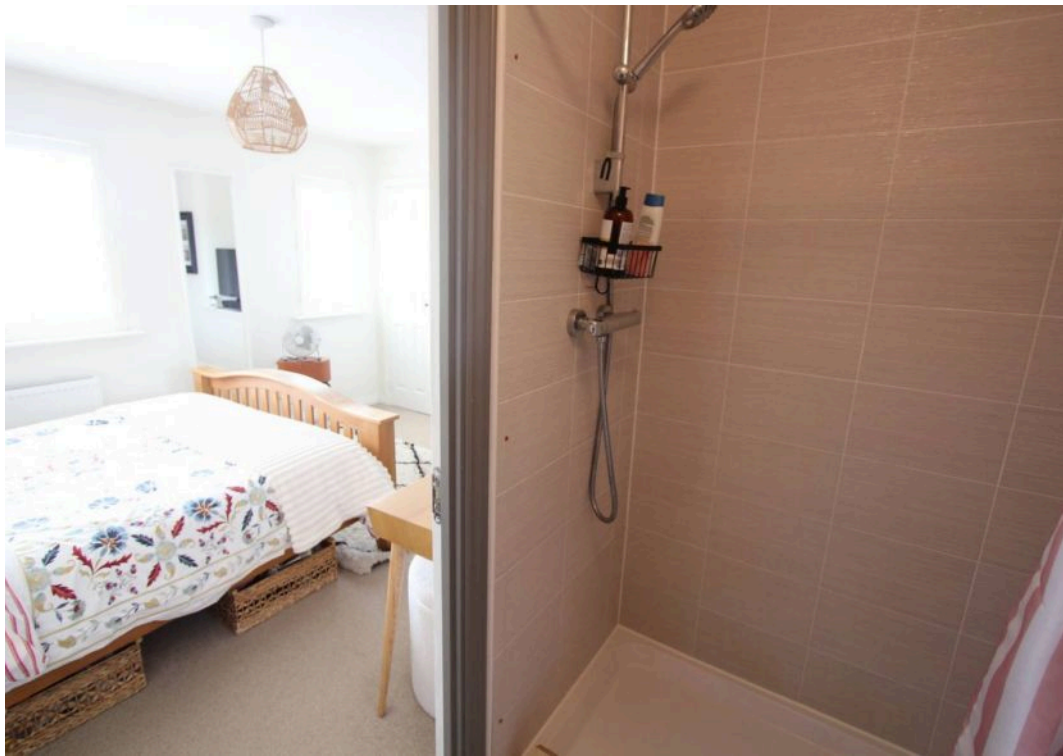
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Service Charge

There is an annual charge for the upkeep of communal outside spaces (eg the children's park). The most recent annual charge was £169.09 (Nov 24).

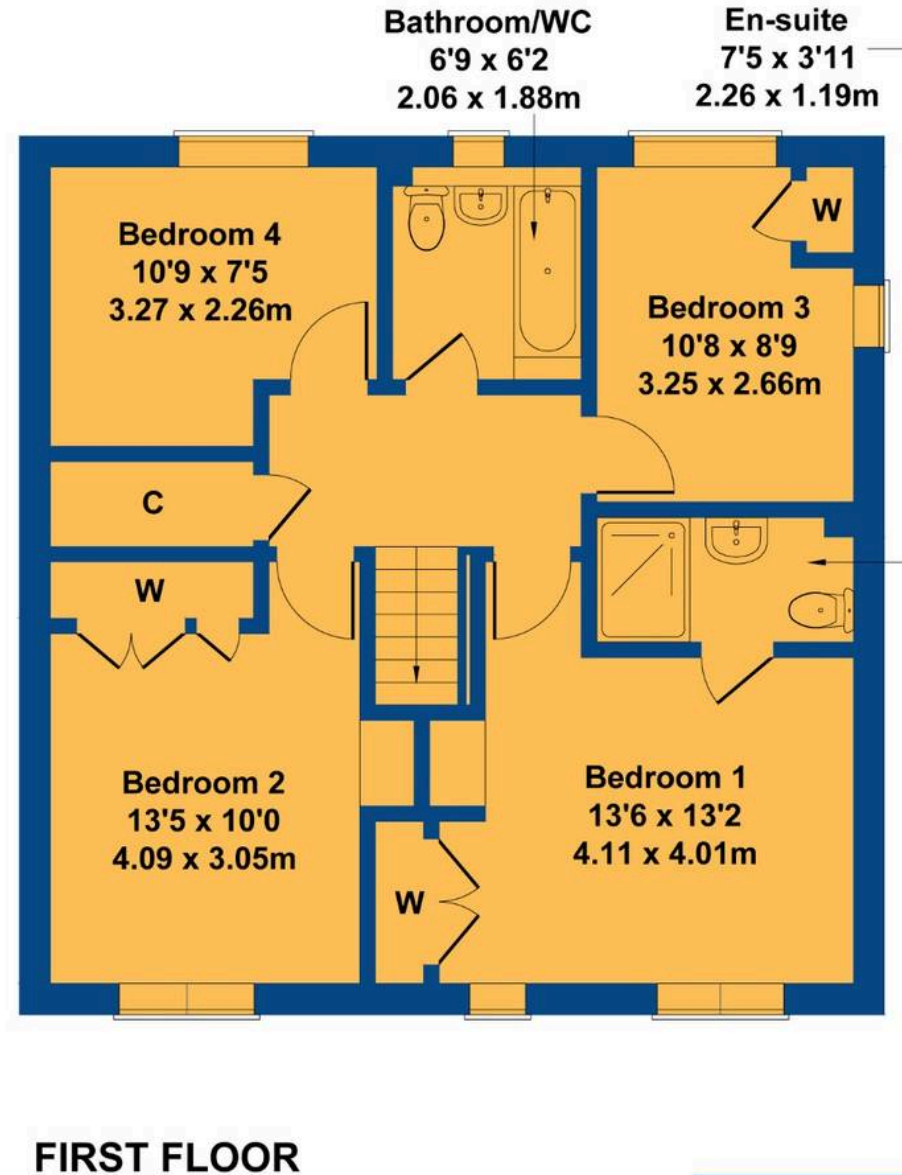
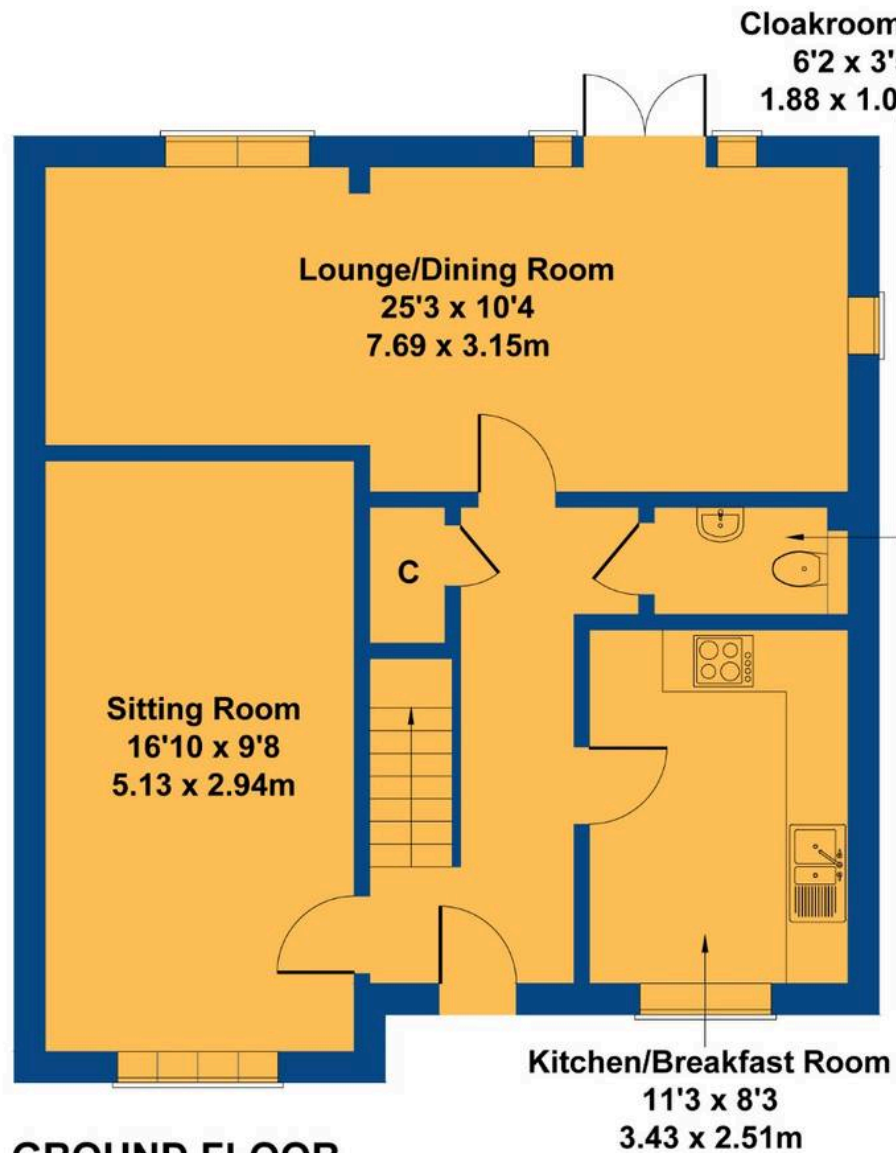






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Approximate Gross Internal Area
1345 sq ft - 125 sq m



Not to Scale. Produced by The Plan Portal 2025
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