





35 Maes Y Gwenyn, Rhoose

Council Tax band: F - EPC C69 - FREEHOLD

Nestled in the serene neighbourhood of Rhoose Point, this splendid 4-bedroom detached house is a testament to elegant family living. The property boasts four generously sized double bedrooms, each adorned with fitted wardrobes offering ample storage. The lavish bathroom and en suite provide luxurious amenities for the homeowners' comfort and convenience. A double driveway and detached double garage add to the practicality and convenience of daily living. The private enclosed lawn rear garden presents a tranquil outdoor retreat, perfect for relaxing or hosting gatherings.

Accommodation comprises entrance hall, WC cloaks, lounge with bay front window, dining room, large social kitchen with seating area, utility plus conservatory. The first floor has four double bedrooms with fitted wardrobes, dressing room, en suite and family bathroom. Outside, there is a detached double garage and driveway for two vehicles..

Situated within walking distance to the rail station and the village of Rhoose plus many coastal paths

This large family home is also within catchment to Rhoose Primary, Sant Baruc, St Helens & All Saints plus the comprehensive schools of Bro Morgannwg, St Richard Gwyn & Cowbridge.

- SPACIOUS DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS - ALL WITH WARDROBES
- UPGRADED BATHROOM AND EN SUITE
- THREE RECEPTION ROOMS
- DOUBLE DRIVE & INTEGRAL DOUBLE GARAGE
- PRIVATE ENCLOSED LAWN REAR GARDEN





Entrance Hall

Accessed initially via covered storm porch and then a composite front door with obscure glazed panels. Laminate flooring and carpeted stair case leading to the first floor. Multi-paned double doors lead to the living room. Panelled doors lead to WC, dining room and social kitchen. Radiator. Hive heating controls.

Cloakroom WC

5' 10" x 3' 1" (1.78m x 0.93m)

With an Oak style laminate flooring and white suite comprising close coupled WC and wash basin with mixer tap and vanity cupboard under. Radiator and extractor.

Living Room

18' 1" x 11' 11" (5.51m x 3.64m)

A carpet lounge with a focal point of the Marble fireplace with electric fire inset. Front bay window and two radiators. Multi-paned double doors lead to the dining room.

Dining Room

10' 10" x 10' 3" (3.31m x 3.13m)

Engineered wood flooring and radiator. French style uPVC doors lead to conservatory.



Kitchen

13' 2" x 11' 3" (4.01m x 3.44m)

With ceramic tile flooring the kitchen is well appointed with matching eye level and base units in Beech style and these are complemented by Marble work tops with one and a half bowl sink unit and mixer tap over. Integrated ring gas hob with adjacent waist level double oven and grill. Dishwasher and side by side fridge and freezer. Rear window and inset spot lights. Panelled door to utility room and open access leads to the social sitting area.

Social Sitting Room

14' 0" x 9' 1" (4.26m x 2.76m)

Oak style laminated flooring and rear windows plus French style doors giving access to the conservatory. Inset ceiling lights and two radiators.



Oak style laminated flooring and rear windows plus French style doors giving access to the conservatory. Inset ceiling lights and two radiators.

Utility

10' 0" x 5' 5" (3.05m x 1.64m)

Continuation of the ceramic tile flooring, the utility has a 2025 replaced Logic boiler. Part glazed door to the side. Work top space with sink unit plus space for other appliances as required. Radiator. Panelled door leads to under stair storage cupboard and a further door giving access to the double garage.

Conservatory

14' 2" x 9' 4" (4.33m x 2.85m)

Another reception room which has double glazed windows on dwarf brick wall and French style doors giving access to the rear garden. Polycarbonate roof with skylight and electric heater.

Gallery Landing

Carpeted, matching the stairs and with panelled doors giving access to the four double bedrooms, airing cupboard and family bathroom. Radiator. Drop down loft hatch.

Bedroom One

17' 3" x 14' 8" (5.25m x 4.47m)

A fantastic size, carpeted bedroom with front windows, two radiators and an L shaped range of fitted wardrobes. Panelled door leads to the en suite and an arch leads to the dressing room.

Dressing Room

6' 3" x 5' 5" (1.90m x 1.65m)

Carpeted with obscure glazed window and radiator. Dressing table space with drawers under.

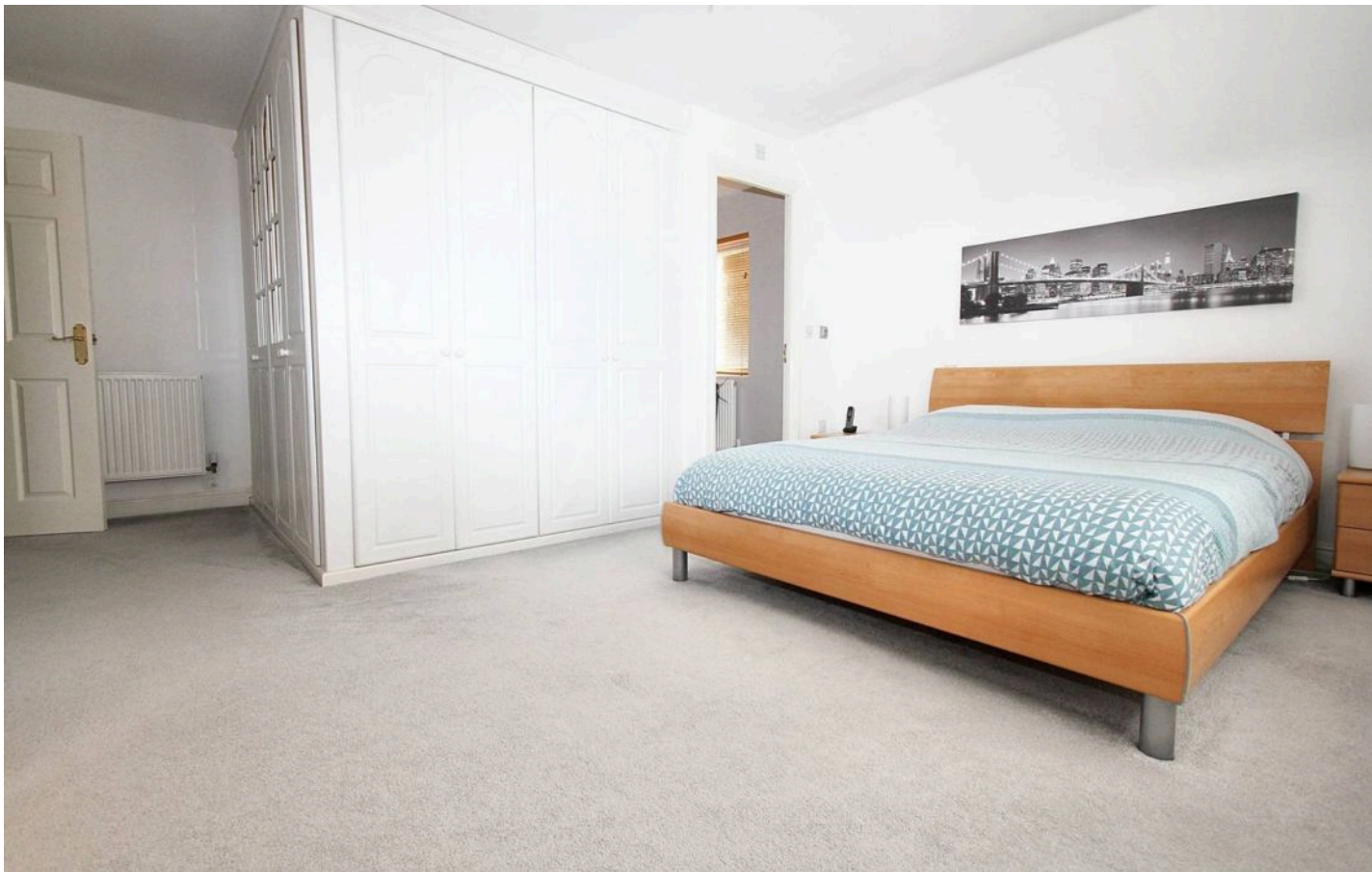
En Suite

8' 5" x 6' 8" (2.57m x 2.02m)

Refitted white suite comprising WC with concealed cistern, basin with vanity cupboard under and fully tiled double shower cubicle with electric shower inset. Ceramic tile flooring with under floor heating. Obscure glazed side window and radiator. Inset ceiling spot lights. Shaver point.

Bedroom Two





Ceramic tile flooring with under floor heating. Obscure glazed side window and radiator. Inset ceiling spot lights. Shaver point.

Bedroom Two

12' 8" x 12' 0" (3.86m x 3.65m)

Carpeted double bedroom with front window and radiator. Two fitted double wardrobes, recessed and excluded from dimensions.

Bedroom Three

12' 0" x 11' 9" (3.65m x 3.57m)

Carpeted double bedroom with rear window, radiator and recessed triple wardrobe - excluded from dimensions.

Bedroom Four

14' 8" x 9' 5" (4.47m x 2.88m)

A fourth carpeted double bedroom with two recessed double wardrobes, excluded from dimensions. Rear window and radiator.

Bathroom

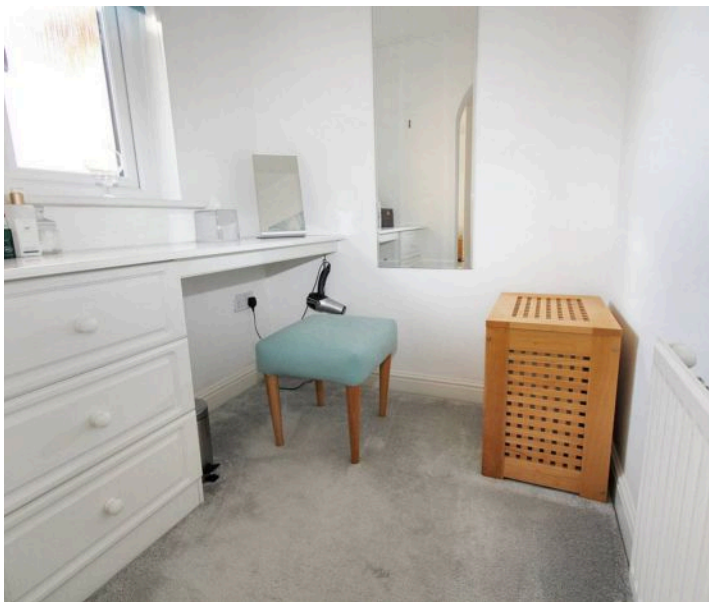
9' 9" x 6' 2" (2.96m x 1.88m)

White suite comprising WC with concealed cistern, wash basin with vanity cupboard under, Jacuzzi style bath plus double fully tiled shower cubicle with electric shower inset. Chrome heated towel rail and shaver point. Inset ceiling lights. Obscure glazed rear window. Mirror cosmetics cupboard.

Garage

17' 10" x 15' 2" (5.43m x 4.63m)

Accessed from the front via up and over door. Power and lighting. Fuse box. Pedestrian door to utility room.





FRONT GARDEN

Laid primarily to lawn with planted borders. Blocked paved path leads to the front door.

REAR GARDEN

Fully enclosed with well maintained timber fencing, the garden is primarily laid to lawn with planted flower beds and a range of shrubs. The garden enjoys excellent privacy. There is a large shed to the side of the property approximately 6m long and 1.20m wide providing ample storage space for all garden equipment.

DRIVEWAY

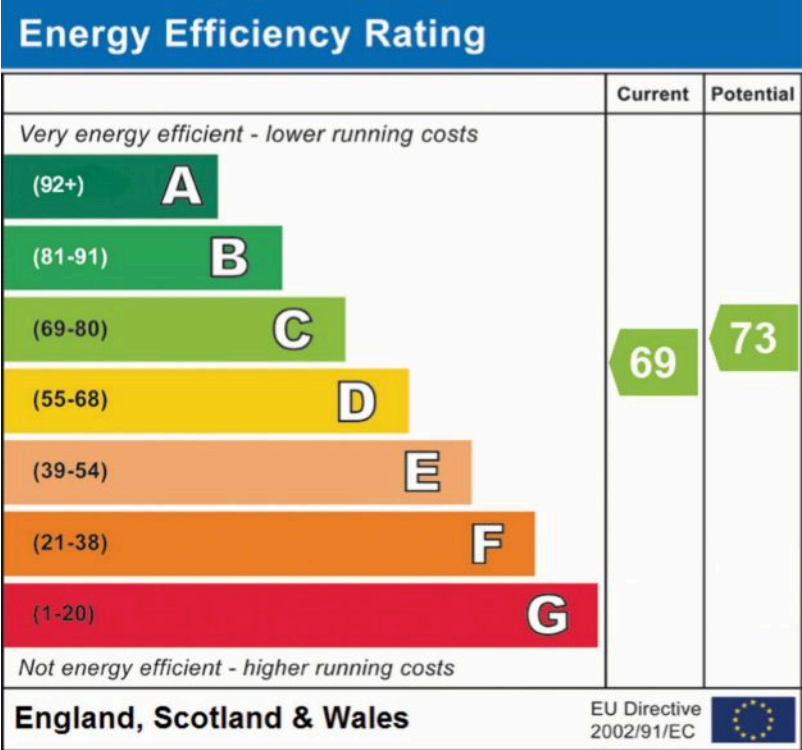
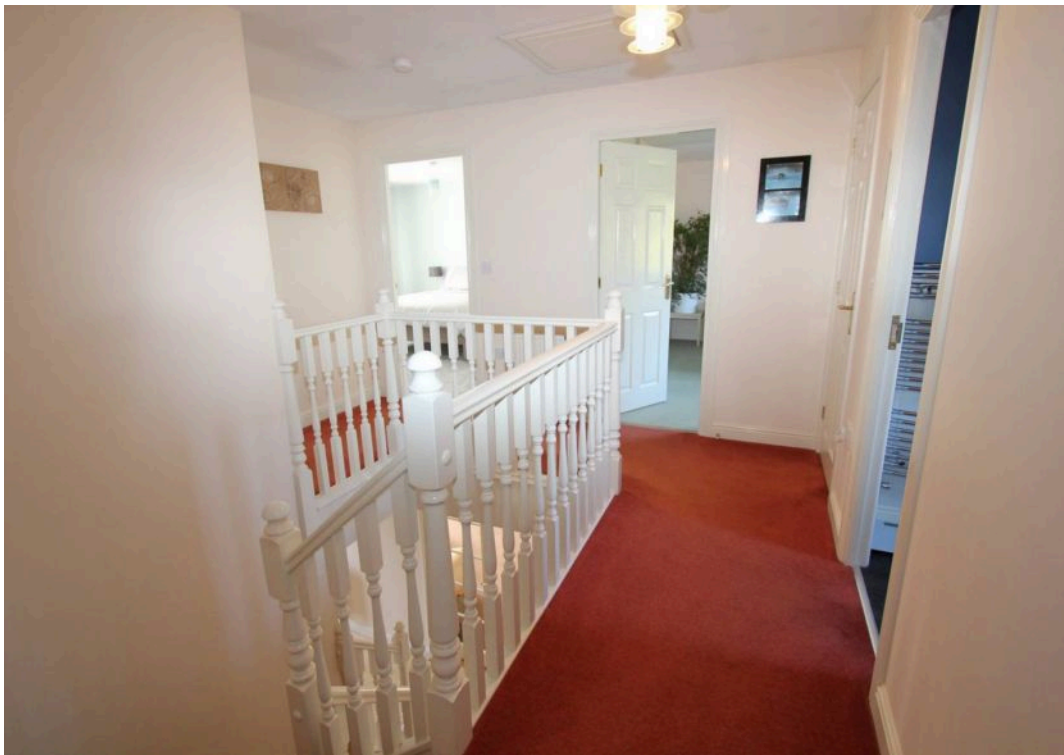
2 Parking Spaces

Tarmac drive giving side by side space for two vehicles.

GARAGE

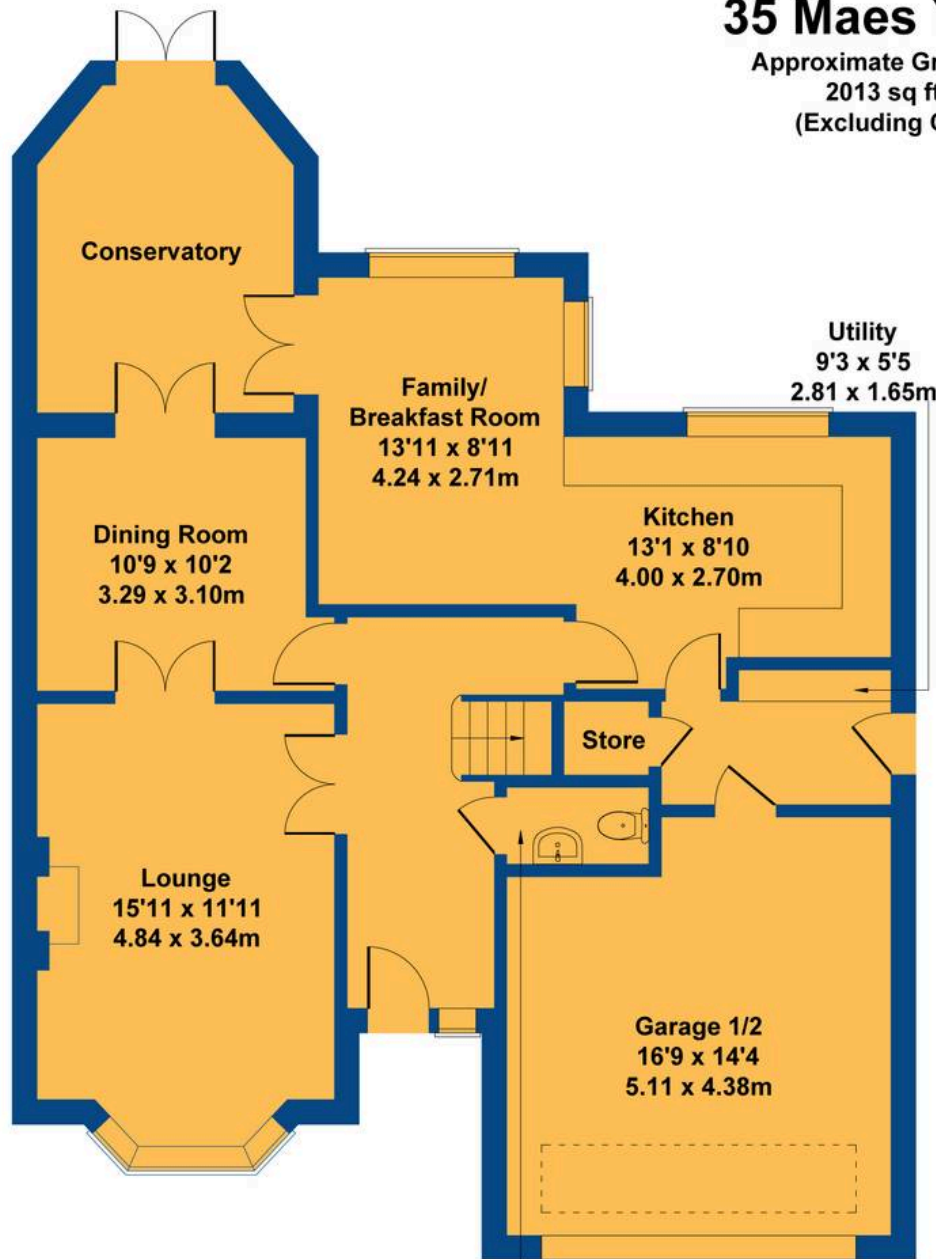
Double Garage



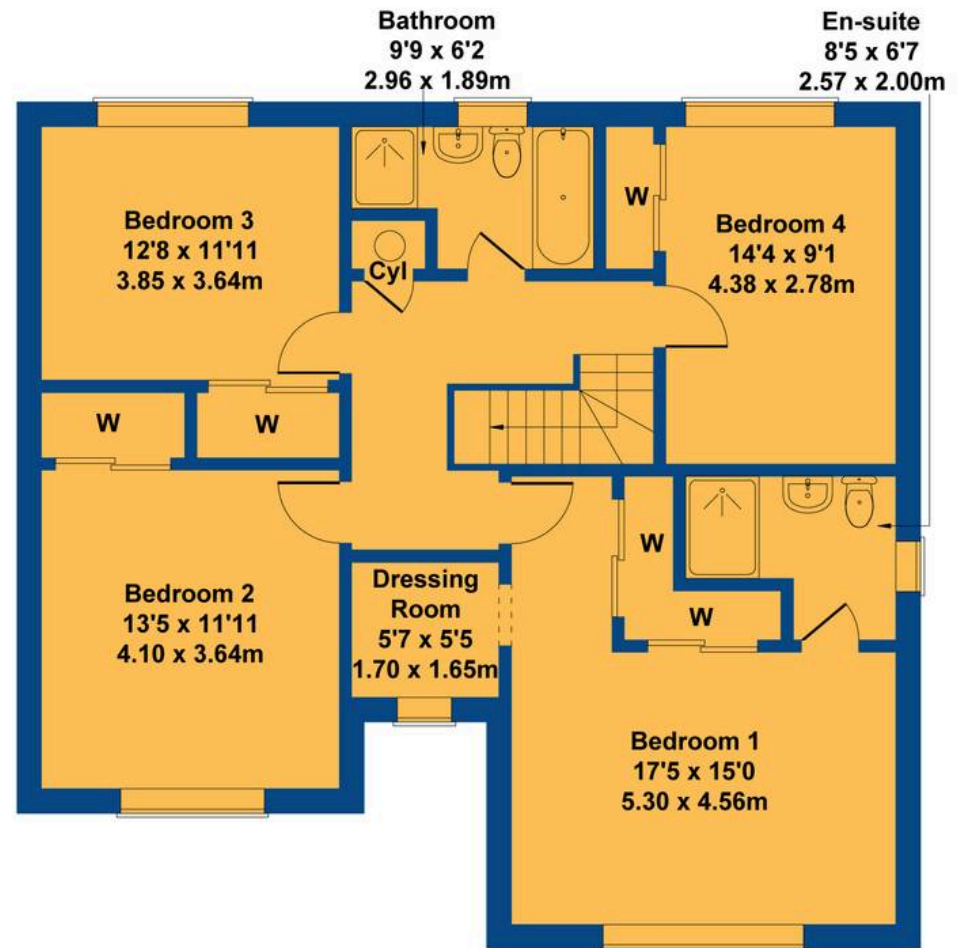


35 Maes Y Gwenyn

Approximate Gross Internal Area
2013 sq ft - 187 sq m
(Excluding Conservatory)



GROUND FLOOR



FIRST 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/

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.