

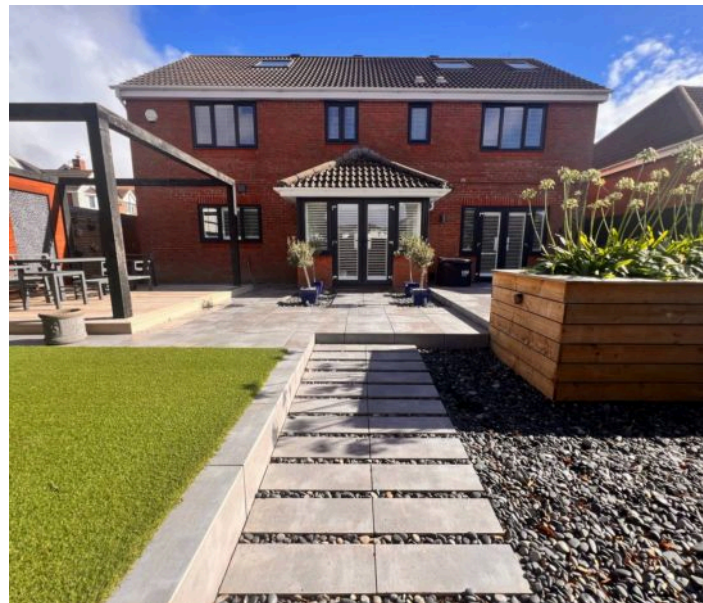




39 Heol Pearetree, Rhoose Point, CF62 3LB

Council Tax band: G; Freehold; EPC C77

- HIGH SPECIFICATION DETACHED FAMILY HOME
- 6 BEDROOMS (4 WITH LUXURY EN-SUITE FACILITIES)
- 2 RECEPTIONS, CLOAKS/WC & FAMILY BATHROOM
- FABULOUS SOCIAL KITCHEN/DINER/LIVING AREA
- LANDSCAPED FRONT AND REAR GARDENS
- DOUBLE DRIVE & PART CONVERTED DOUBLE GARAGE
- SOME CHANNEL VIEWS/WESTERLY FACING
- CENTRAL HALL AND GALLERIED LANDING
- FIRE DOORS THROUGHOUT THE PROPERTY
- IMPRESSIVE EPC RATING OF C77
- A UNIQUE HOME WELL WORTH INTERNAL INSPECTION





A superb and exceptional modern property that boasts a wealth of accommodation over three storeys. There are fire doors throughout and all works are completed as regulations demand.

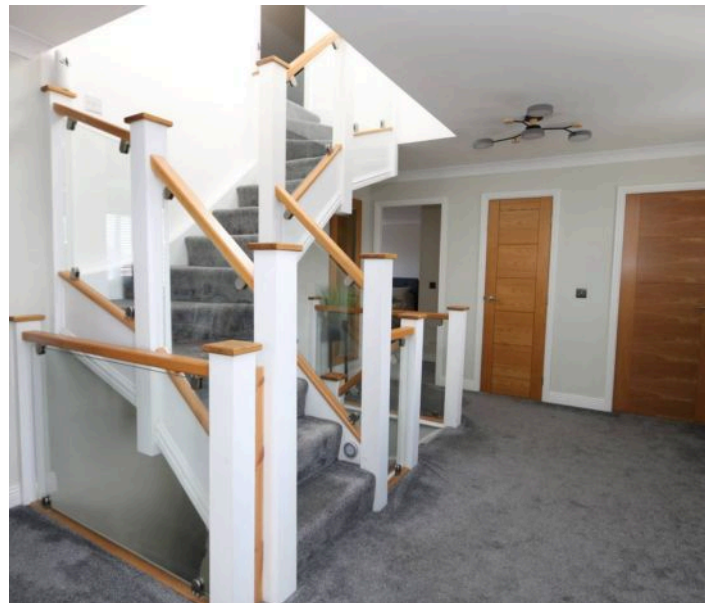
The ground floor has a central hallway with contemporary staircase to the upper floors and modern oak doors leading to the cloakroom/WC, living room, study, cupboard and social kitchen/diner/sitting room.

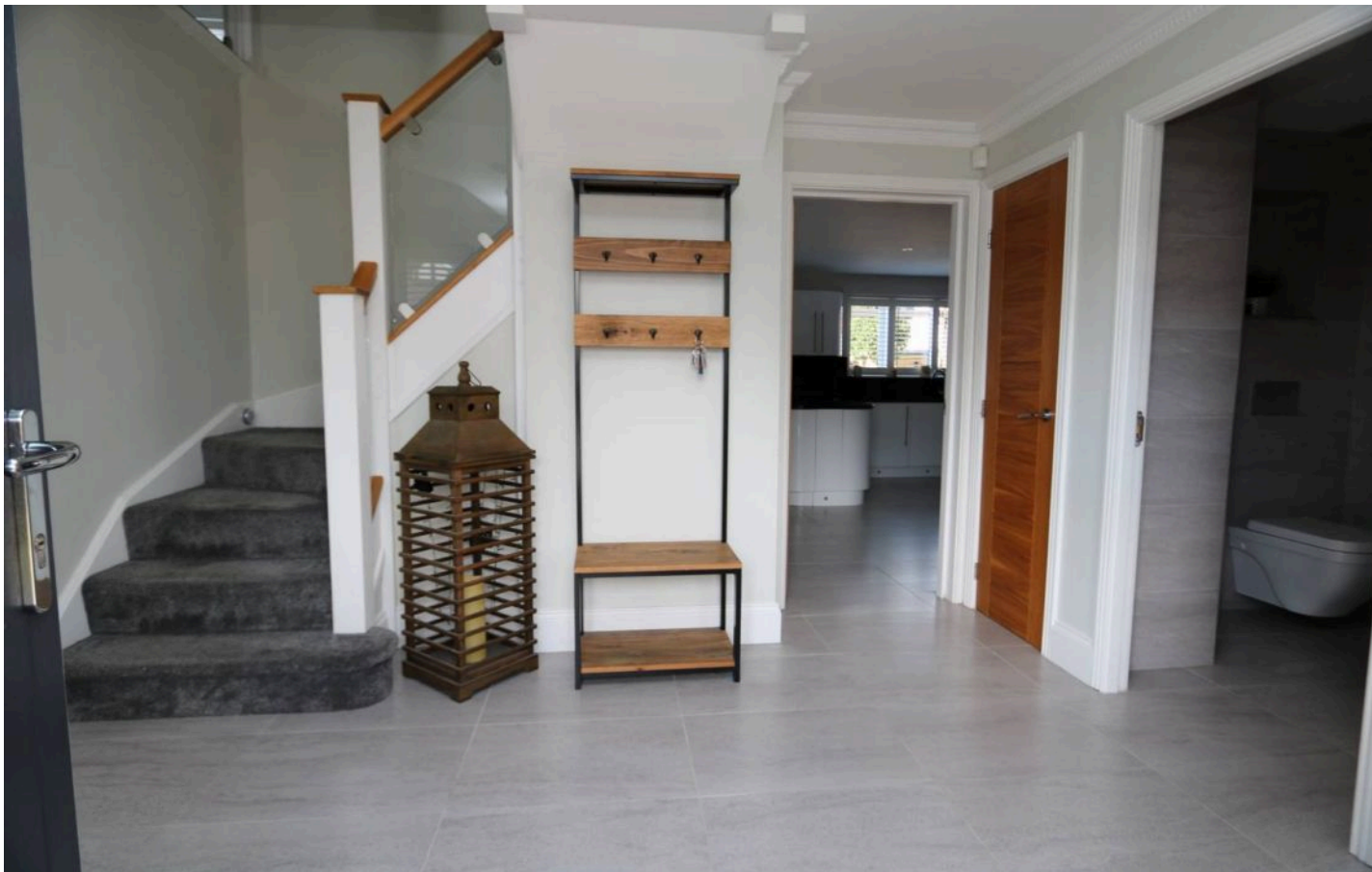
The first floor comprises 4 bedrooms plus a separate dressing room. Two of the bedrooms have en-suite facilities whilst a further bedroom has an en-suite option via 'Jack & Jill' connection to the main family bathroom. The impressive staircase leads to the second floor which has two further bedrooms both with their own en-suite shower rooms.

Outside, there is a pretty walled front garden and to the rear a stylish enclosed garden enjoying a sunny westerly aspect with varying areas to enjoy - a great social garden.

Furthermore, there is a partially converted garage which provides either storage, office space or a gym style area. Part of the garage including the doors remains and offers handy storage.

The property benefits from gas central heating, double glazing, a high end finish throughout and importantly is found in the catchment area for Cowbridge Comprehensive School. Within a very short walk are glorious scenic walks along the most southernly point of Wales. Finally, the train connection of Rhoose is a ten minute walk away.





Entrance Hall

Accessed via covered storm porch and through a composite door with obscure glazing. Stylish Porcelain tiled floor which extends through the ground floor. Re-carpeted staircase with Oak handrail and glass infills. Radiator, smooth coved ceiling and matching Oak doors give access to the living room, study, cloaks WC and social kitchen dining room. A further slim door leads to handy coats store.

Cloaks WC

5' 9" x 5' 6" (1.74m x 1.67m)

Porcelain tile flooring plus complementing walls and splash backs. White suite comprising WC and wash basin. Chrome column style radiator and smooth ceiling with recessed spot light and extractor.

Living Room

21' 3" x 13' 4" (6.48m x 4.06m)

With the Porcelain tile flooring, front aspect bay window and two radiators. Focal point of a remote control contemporary gas feature fire. This room is accessed via double doors from the hall.

Study

12' 11" x 7' 9" (3.93m x 2.35m)

With the Porcelain tile flooring, front window, radiator and smooth ceiling. Versatile reception room.

Social Kitchen Dining Room

38' 11" x 19' 9" (11.87m x 6.02m)

In three distinct areas. The kitchen is fitted with a comprehensive range of high gloss white eye level and base units with curved edge corner units - these are complemented by marble work tops, splash backs and sill, which have a one and a half bowl sink unit inset. Integrated appliances include a SMEG double oven and grill, refrigerator, freezer, dishwasher and 5 ring gas hob with Wok burner and canopied extractor hood over. Oak door to handy pantry. Rear window and smooth ceiling. Oak door to utility.





The middle third of the kitchen is ideal for formal dining and has French style doors giving access onto the rear garden. The latter third is a more casual seating area which has a bar (optional, can remain if required). There is a column style radiator and further French doors and window giving access to the rear garden.

Utility

7' 1" x 6' 4" (2.16m x 1.94m)

With the Porcelain tile flooring, this functional utility room has additional uPVC part glazed door to side, radiator, wall mounted boiler plus fuse box. Adequate space and plumbing for further appliances as required.

Landing

A galleried landing with two front windows, radiator and smooth coved ceiling. Matching Oak doors give access to the 5 double bedrooms on this level, bathroom and a handy storage cupboard - houses the hot water cylinder. A second carpeted staircase with glass infills and Oak handrails leads to the second floor.

Bedroom One

13' 6" x 13' 2" (4.11m x 4.02m)

A large carpeted double bedroom that boasts two doubles and one single fitted wardrobe (excluded from dimensions). Rear window with sea glimpses, radiator and smooth coved ceiling. Door to en suite.

En Suite

9' 2" x 6' 0" (2.80m x 1.83m)

With a Porcelain tiled floor, splash backs, wall and sill plus white suite comprising WC, wash basin, single shower cubicle - fixed rainfall style head and adjustable rinse unit, plus bath. Chrome radiator, obscure glazed side window and smooth ceiling with recessed spot lights and extractor. Shaver point.





Bedroom Two

13' 11" x 8' 11" (4.23m x 2.72m)

Carpeted double bedroom with rear windows offering sea glimpses. Radiator and smooth coved ceiling. Recessed double and single wardrobe (excluded from dimensions) via Oak doors and a final complementing door leading to the en suite.

En Suite

8' 8" x 5' 3" (2.65m x 1.61m)

With Porcelain tiled flooring, splash backs, walls and deep sill, there is a white suite comprising WC, wash basin and shower cubicle with fixed rainfall style unit and adjustable rinser. Smooth ceiling with spot lights. Chrome radiator and shaver point.

Bedroom Three

12' 8" x 10' 4" (3.85m x 3.16m)

Carpeted double bedroom with front windows, radiator and smooth coved ceiling. Fitted double wardrobe (included in dimensions) and accessed via Oak doors. Further Oak door provides access to the Jack and Jill bathroom.

Bathroom

9' 10" x 7' 4" (3.00m x 2.23m)

With Porcelain tile flooring, walls, splash backs and sill, plus side window. White suite comprising WC, wash basin, roll top contemporary Porcelanosa bath with free standing mixer tap and shower rinse unit over plus shower cubicle with fixed rainfall style unit. Chrome radiator. Smooth ceiling with recessed spot lights and extractor.



Bedroom Four

13' 3" x 8' 5" (4.04m x 2.57m)

Carpeted double bedroom with window, radiator and smooth coved ceiling. Fitted double wardrobe accessed via Oak doors. (Nb room immaculate but used for storage and not photogenic)



Dressing Room (or bedroom)

12' 8" x 6' 7" (3.87m x 2.00m)

Dimensions excluded deep door recess. A carpeted versatile room with radiator, rear window and smooth coved ceiling.

Second Floor Landing

Small carpeted landing with Oak doors giving access to the two en suite bedrooms on this level.

Bedroom Five

13' 2" x 13' 2" (4.02m x 4.02m)

Carpeted double bedroom with Velux style double glazing on both sides - the rear providing Channel views. Smooth ceiling with spotlights, handy eaves storage and radiator. Oak door to the en suite.

En Suite

7' 1" x 4' 0" (2.17m x 1.22m)

Porcelain tile flooring, splash backs and walls with Velux rear window. White suite comprising WC, wash basin and quadrant shower cubicle with thermostatic shower inset. Chrome radiator, extractor and smooth ceiling with recessed spot lights.

Bedroom Six

13' 2" x 11' 3" (4.02m x 3.43m)

Laminate flooring and dimensions exclude two handy storage recesses. Radiator. Two eaves style storage cupboards. Front and rear Velux windows. Door to en suite. (Immaculate and currently used for storage and hence not photogenic)

En Suite

7' 1" x 4' 7" (2.16m x 1.39m)

Porcelain tile flooring, splash backs and walls with Velux front window. White suite comprising WC, wash basin and quadrant shower cubicle with thermostatic shower inset. Chrome radiator, extractor and smooth ceiling with recessed spot lights.





FRONT GARDEN

An impressive front garden complementing the aesthetically pleasing facade of the property itself. Bordered by a feature dwarf wall and with a central porcelain slabbed path to the front and side, the garden has areas of lawn with planted borders and slate chipped infills.

GARDEN

A glorious landscaped rear garden enjoying a westerly/sunny aspect. With areas of porcelain patio, false lawn, composite decked pergola, slate chippings and carefully manicured planted sections, the garden offers a low maintenance approach but with great space for inside/outside entertaining. Double doors also access the converted garage space which provides storage/gym facilities etc.

Driveway

2 Parking Spaces

In front of the storage garage areas there is a tarmac section for side by side parking for two vehicles. A contemporary gate leads to the rear garden for ease.

Partially Converted Garage

16' 2" x 11' 1" (4.92m x 3.39m)

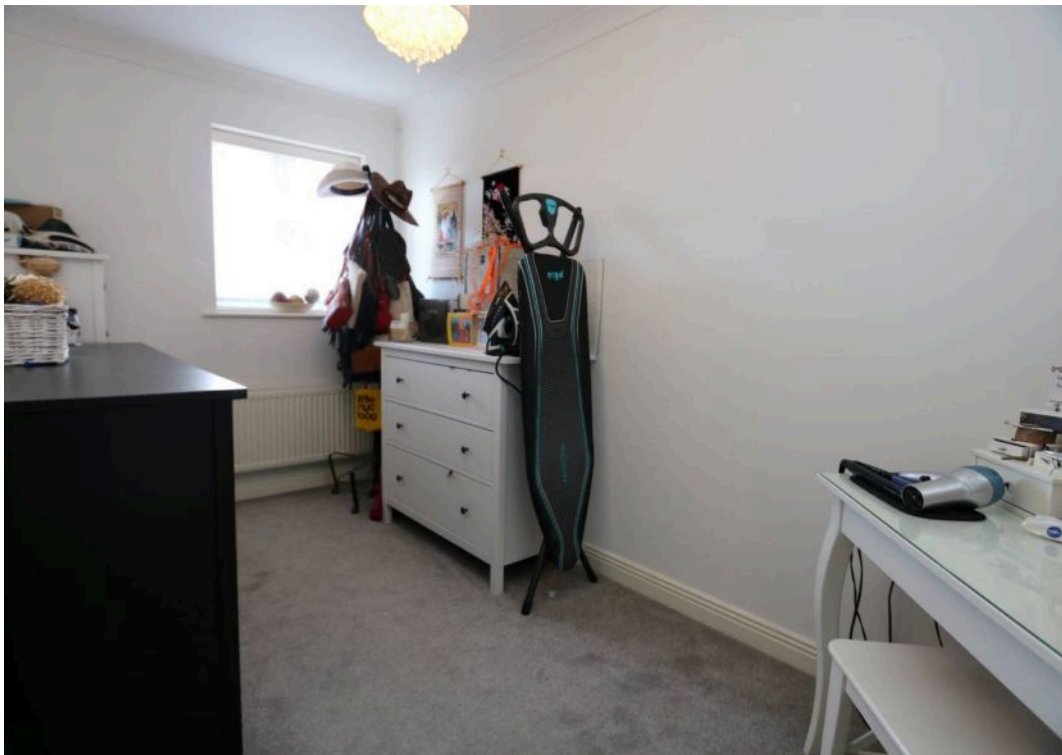
Loft access, power and lighting and French style doors returning to the rear garden.

Garage storage

The double doors remain and storage is offered for garden furniture and bikes etc. (nb the stud wall partition dividing here and the gym area is easily reversible if a formal double garage is required)



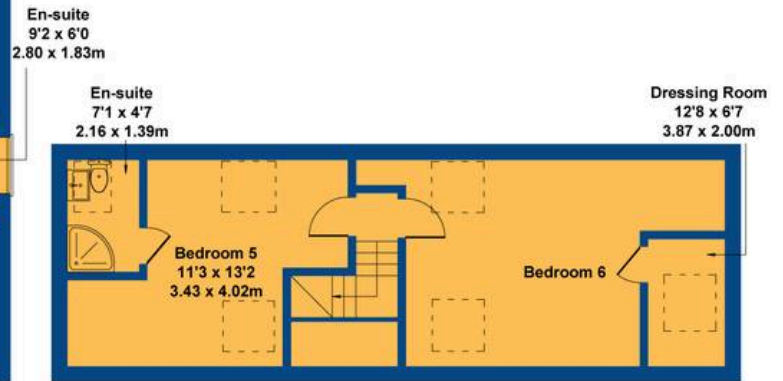
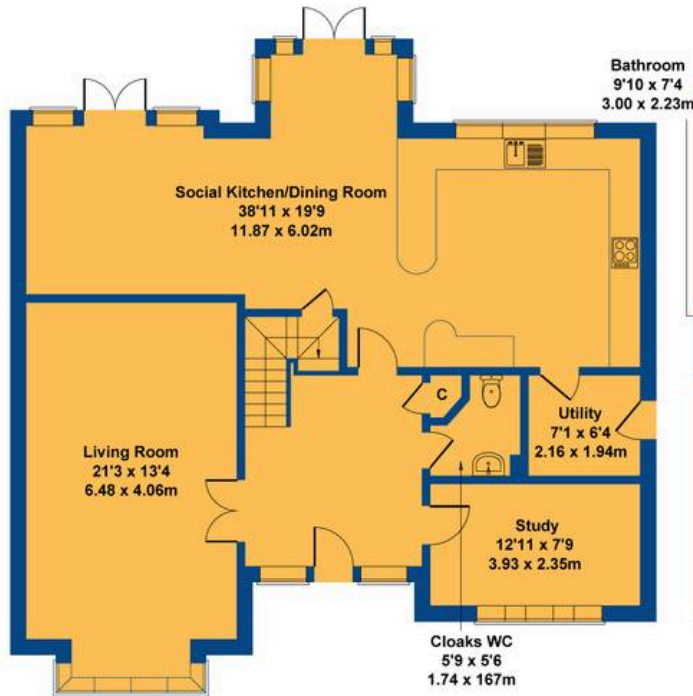






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Approximate Gross Internal Area
2895 sq ft - 269 sq m



Not to Scale. Produced by The Plan Portal 2025
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