



1 Sea View Court
Rhoose, Vale Of Glamorgan, CF62 3FN

Watts
& Morgan



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Guide Price £1,120,000 Freehold

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

An architecturally impressive, magnificent detached family home with amazing sea views. Offering contemporary accommodation over 4200 sq ft to include; hallway with WC, open plan living with under-floor heating leading to the south facing walled garden with swimming pool. Plus, utility room and home office. First floor with five double bedrooms, 1 en-suite and a luxurious family bathroom. Second floor cinema room with roof-top garden. Externally presenting fully landscaped grounds with hot tub and enticing seating areas, plus superb garden room. Double garage and plenty of private parking. Located in the Vale of Glamorgan, this one of a kind home offers family living at the highest specification.

Cowbridge School Catchment.

EPC Rating; B.

Directions

Cowbridge Town Centre – 8.7 miles

Cardiff City Centre – 16.0 miles

M4 Motorway – 9.9 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Approached from the main road in Rhoose, with its shops, cafes and Primary School, sits Sea View Court. A small executive development of five self-build homes; number 1 fronts this exclusive development benefiting from the most amazing sea views.

This family home has been designed with Rako lighting system throughout providing state-of-the-art digital dimming technology to each room, which can be controlled remotely through wireless devices. Along with electrically-controlled blinds to remain.

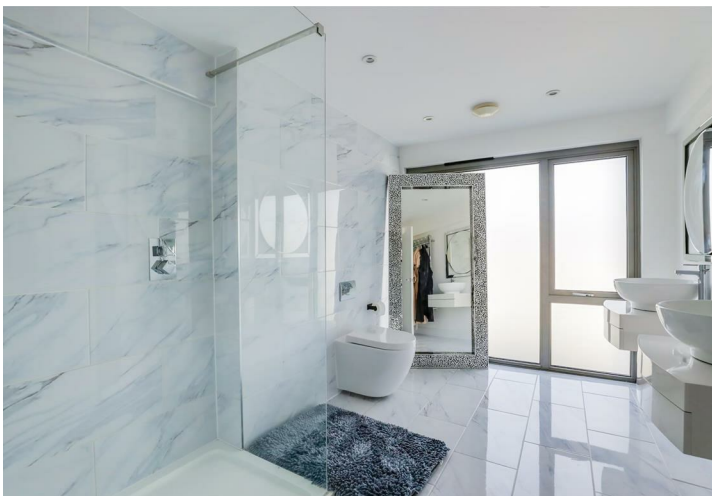
A porcelain paved frontage leads to the welcoming entrance hallway fitted with porcelain high gloss floor tiles with underfloor-heating throughout this ground floor level.

This family home centres around the stylish open plan living with sleek kitchen/dining room presenting a range of quality handleless units and Corian stone worktops with central Island, complete with 8ft rotating Chandelier above. Integral 'Neff' appliances to remain to include; induction hob, dual ovens, micro/grill and coffee machine. Also an integral fridge/freezer and an additional larder fridge and freezer with full height wine cooler to remain. From here, there is a large utility room with access to the double garage and broad sliding doors from the dining area open onto a low maintenance private garden space.

The kitchen/dining room opens seamlessly into the family room which is filled with plenty of natural light and enjoys a lovely outlook over the superb south-facing garden. A central focal point is the fitted entertainment unit with inset electric fire and alcove for a wall-mounted TV.

The formal lounge combines indoor/outdoor living with full height broad sliding doors opening out onto the porcelain terrace, and a central feature to this room is the wood panelled acoustic wall with fitted electric fire.

Completing the ground floor is a study ideally located off the entrance hall, and a 2-piece cloakroom/WC.



ABOUT THE PROPERTY CONTINUED

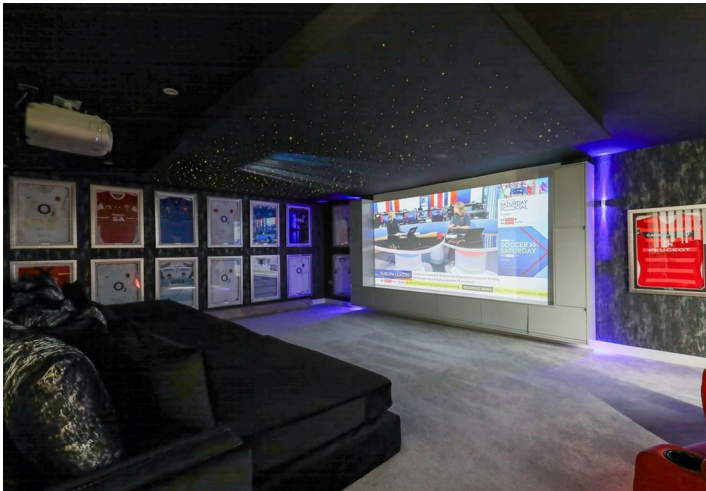
An extra wide staircase fitted within a circular tower leads to the first floor with airing cupboard and a range of fitted mirrored storage cupboards.

The impressive principal bedroom has sliding doors lead to the balcony spanning the front of the house, with views towards the sea and offers a range of fitted wardrobes. This room benefits from its own elegant ensuite with walk-in shower and rainfall head.

There are four further double bedrooms to this floor; two of the larger front-facing double bedrooms have the benefit of a 'Jack & Jill' style dressing room (previously an ensuite) and also lead to the balcony.

The other bedrooms have shared use of the luxurious family bathroom accessed from a feature landing with glass balustrading with freestanding dual-ended bath.

To the second floor; there is a lavish cinema room fitted with an 8ft Ultra HD screen, SONOS surround sound system and access to a roof top garden with fantastic views towards the coast.





GARDENS AND GROUNDS

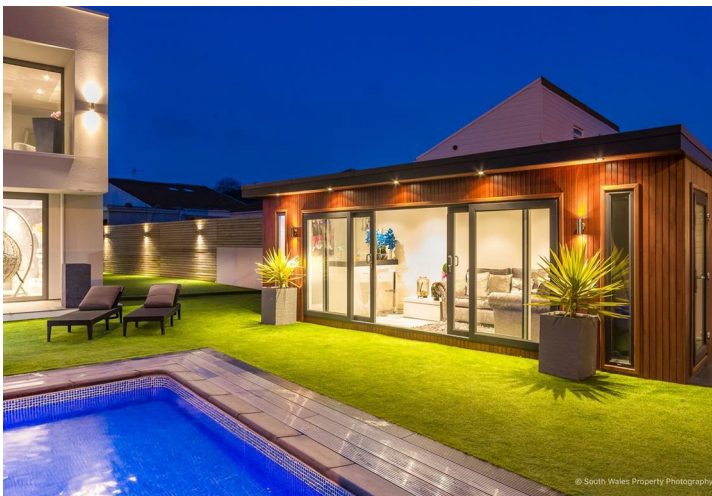
The impeccably kept gardens have been well designed to include a sunny private south-facing front walled garden with swimming pool and sunken hot tub with composite deck. With feature sitting area, porcelain terrace and planted olive trees providing a Mediterranean feel to this amazing entertaining space, with pool house / garden room.

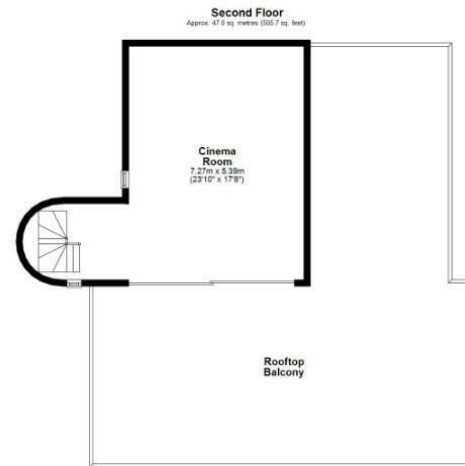
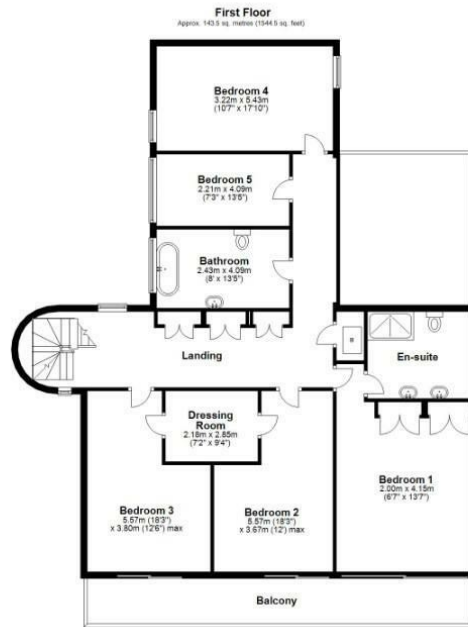
In addition there is a secluded and sheltered rear garden area accessed from the kitchen / utility.

The front driveway provides off-road parking for five cars leading to an integral double garage with electrically-operated doors and full power supply. There is planning permission in place (ref; 2021/01340/FUL) to extend over the garaging to create a sixth bedroom with dressing room and en-suite, plus additional garage.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax band G.

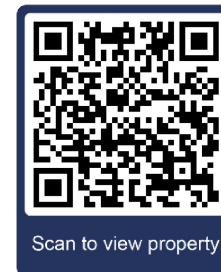




Total area: approx. 391.9 sq. metres (4218.0 sq. feet)
Plan produced by Watts & Morgan LLP
Plan produced using Planific



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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