



 5  3  4

Maes Y Gwenyn, Rhoose Barry
offers in excess of £510,000



About the property

EXCLUSIVE HOME - LARGER THAN AVERAGE PLOT - 5 BEDROOMS, 2 EN SUITES, FAMILY BATHROOM & CLOAKROOM. Comprising of hallway, cloakroom, living room, dining room, reception room, kitchen/ breakfast room, utility room, landing, 5 bedrooms, 2 ensuite to master bedroom and 2 nd bedroom, family bathroom, enclosed rear garden, integral double garage, driveway. The property is close to local amenities; Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment, easy access to link roads leading to the M4 corridor and on public transport routes. *Call 01446 733224*

Accommodation

Entrance Hallway

Accessed via a steel coated door with 2 opaque glazed panels and matching side panel. Attractive engineered wood flooring, 2 radiators, alarm control panel, smoke alarm and heating controls. Panelled doors access the cloakroom/WC, a handy storage cupboard and further multi-paned doors access the family kitchen, living room and sitting room. A re-carpeted staircase leads to the first floor. Recessed spotlighting into the smooth covered ceiling.

Cloakroom/wc

6' 6" x 3' 2" (1.98m x 0.97m)

With laminated flooring and a white suite comprising close coupled WC and pedestal wash hand basin with mosaic effect filed splashback. Radiator with cover and an extractor unit.

Living Room

17' 2" x 11' 9" (5.23m x 3.58m)

With engineered wood flooring and a focal point of a solid marble fire surround which has a pebble effect gas fire inset. 2 radiators plus TV and telephone points and a smooth covered ceiling with 8 recessed spotlights. Front windows with generous sea views. Multi-paned French style doors to the dining room.

Dining Room

11' 9" x 10' 2" (3.58m x 3.10m)

With engineered wood flooring, this room has a radiator, smooth covered ceiling and French style doors with period style shutters leading on to the all year round covered area of the rear garden.





Kitchen / Reception Room

22' 6" max x 13' 3" max (6.86m max x 4.04m max)
 Divided into 2 areas, the entertaining area has a Porcelanosa tiled flooring which continues through to the kitchen plus there are French doors and windows (with shutters) to the rear garden. Radiator. A granite style breakfast bar area then leads through to the main kitchen which is beautifully fitted with matching eye level and base units. These have a continuation of the granite style work tops with a one and half bowl Franke sink unit inset with brushed steel mixer tap over. Integrated 4 ring gas hob with an electric oven under and chimney style glazed canopied extractor over. Further integrated dishwasher and space for an upright fridge/freezer as required. Tiled splash-backs and matching sill. Rear facing windows. 6 recessed spotlights and a panelled door to the utility.

First Floor

Landing

A large galleried style landing which is re-carpeted and has doors to the 5 bedrooms, an airing cupboard and to the bathroom/WC. Drop down loft hatch and 9 recessed spotlights. Smoke alarm.

Bedroom One



16' 1" x 15' 2" (4.90m x 4.62m)

An excellent size master bedroom with laminate flooring, 2 radiators, TV point and feature front windows offering stunning generous sea views. Panelled door to the en suite.

En Suite One

8' 5" x 6' 3" (2.57m x 1.91m)

A gorgeous en suite in white and comprising a close coupled WC, wash basin with vanity drawers under and a fully tiled walk in shower cubicle. Handy cosmetics cupboard. Ceramic tiled flooring and splash-backs plus sill with an opaque front window. Radiator, contemporary mirror with light and extractor unit.

Bedroom Two

10' 4" x 10' (3.15m x 3.05m)

Minimum dimensions given. This bedroom is re-carpeted and has a small recessed feature area, rear windows, radiator, recessed double wardrobe and a panelled door to the en suite.

En Suite Two

10' x 4' 2" (3.05m x 1.27m)

In white comprising close coupled WC, pedestal wash basin and double shower cubicle with an electric shower



inset. Radiator and extractor unit. Ceramic tiled flooring, splashbacks and sill plus an opaque rear window.

Bedroom Three

11' 9" x 11' 1" (3.58m x 3.38m)

An excellent size re-carpeted double bedroom with front windows offering generous sea views. Radiator and recessed double wardrobe.

Bedroom Four

14' 9" x 8' 5" (4.50m x 2.57m)

A generous re-carpeted double bedroom with recessed double wardrobe, radiator and rear facing windows.

Bedroom Five

10' x 8' 9" (3.05m x 2.67m)

With a laminated flooring, radiator and three double wardrobes fitted along the length of one wall. *Potential dressing room/ home office* Rear windows and telephone point.

Bathroom

8' 10" x 5' 11" (2.69m x 1.80m)

In white comprising close coupled WC, pedestal wash handbasin, twin grip bath with telephone style shower attachment over. Separate fully tiled shower cubicle with



an electric shower inset. Radiator and extractor unit. Ceramic tiled flooring, splashbacks and sill with an opaque side window.

Outside

To The Front

Driveway for multiple vehicles, integral double garage, side access to rear.

To The Rear

Patio area, artificial grass laid, decking, outside tap, side access to front.

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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.