



Llwyn Y Gog, Rhoose, CF62 3LS
Offers In Excess Of £375,000



Llwyn Y Gog, Rhoose, CF62 3LS

Offers In Excess Of £375,000



Welcome to Llwyn Y Gog, Rhoose

A Spacious Family Home in a Coastal Setting

Nestled in a sought-after residential development in Rhoose, just west of Barry, this impressive townhouse offers a generous 1,566 sq. ft of versatile living space across three floors. With picturesque water views, multiple en-suite bedrooms, and a sun-soaked south-east facing garden, this is a property that caters to modern lifestyles while offering a tranquil setting by the coast.

Ideal for families, professionals, or those seeking a balanced mix of work, leisure, and scenic surroundings, this home is being offered with no onward chain and comes with the added benefit of being freehold.

Ground Floor

Thoughtfully Designed for Practical Living

The welcoming entrance hall sets the tone for the rest of the home—bright, well-maintained, and thoughtfully arranged. On this level, you'll find a cloakroom, a large storage cupboard along with a spacious under-stairs cupboard, and direct internal access to the integral garage, offering secure storage or potential for conversion (subject to the necessary permissions).

At the rear of the ground floor is the open-plan kitchen and dining area, a fantastic space for both everyday family life and entertaining guests. The kitchen is equipped with integrated appliances including a washing machine, fridge freezer, dishwasher, built-in double oven, and a gas hob. Light wood cabinetry contrasts elegantly with dark worktops, and sleek metal handles provide a modern finish.

Double doors lead from the dining area to the rear garden, making it easy to extend your entertaining space outdoors during the warmer months. Two additional storage cupboards provide convenience and practicality on this floor.

First Floor

Water Views and Flexible Living

Head upstairs to the first floor where a bright and airy living room awaits. Framed by a large window, the lounge offers captivating views of the water, filling the room with natural light and creating a relaxing, peaceful ambience.

Also located on this level is bedroom two—a spacious double that benefits from its own en-suite shower room and built-in wardrobe. This makes it ideal for guests, teenagers, or even as a second principal suite. A separate family bathroom with an additional storage cupboard serves the rest of the floor, while an airing cupboard adds useful storage space.

Second Floor

Room for All the Family

The top floor is where you'll find the main sleeping accommodation, including the principal bedroom, which also enjoys those stunning coastal views. This room features a private en-suite shower room and three built-in wardrobes.

Bedrooms three and four offer excellent flexibility. Whether used as children's rooms, guest bedrooms, or as a home office, these spaces adapt easily to suit your lifestyle. In total, three of the four bedrooms have built-in wardrobes, ensuring storage is never an issue.

The neutral décor throughout provides a fresh, clean backdrop that would suit a variety of personal styles and furnishings.

Garden and Outdoor Space

Private, Low-Maintenance and Sun-Kissed

To the rear of the home, a south-east facing garden offers the perfect spot for morning coffee or evening drinks. Split-level and mostly paved for low maintenance, it features decorative planting and an open fence design that gives it a sense of space and openness. Whether you're looking to entertain, dine al fresco, or simply unwind, this garden offers both privacy and tranquillity.

At the front of the home, a double-width driveway provides

off-road parking for two vehicles, while the integral garage comes with power and lighting—making it suitable for secure storage, a home gym, or even a workshop.

A Prime Coastal Location

Coastal Living with City Convenience

Set within the village of Rhoose, this location offers the perfect balance between peaceful coastal living and practical connectivity. Cardiff city centre is accessible via road or rail, and Rhoose Railway Station is just 511 metres away, offering direct services to Cardiff and Bridgend.

Families will appreciate the short 340-metre walk to South Point Primary School, while the local Spar and Premier convenience stores ensure day-to-day essentials are close at hand.

Cardiff Airport is just a few minutes away by car, ideal for frequent flyers. Meanwhile, local cafes such as Cafe Tiere and Coffee Time provide popular spots for breakfast, brunch, and casual meetups. Green spaces, including Rhoose Point and Trem Echni Play Area, are perfect for weekend walks or children's playtime.

Who is this Home For?

This property will appeal to a wide variety of buyers. Its spacious layout, multiple en-suites, and versatile bedrooms make it ideal for growing families. Professionals who work remotely or commute to Cardiff will appreciate the connectivity and peaceful setting.

Those looking to downsize from a larger detached property may also find this townhouse ideal, offering low-maintenance living without sacrificing internal space or location. With no onward chain, it's ready to move into, making it equally attractive to buy-to-let investors and those seeking a seamless transition.

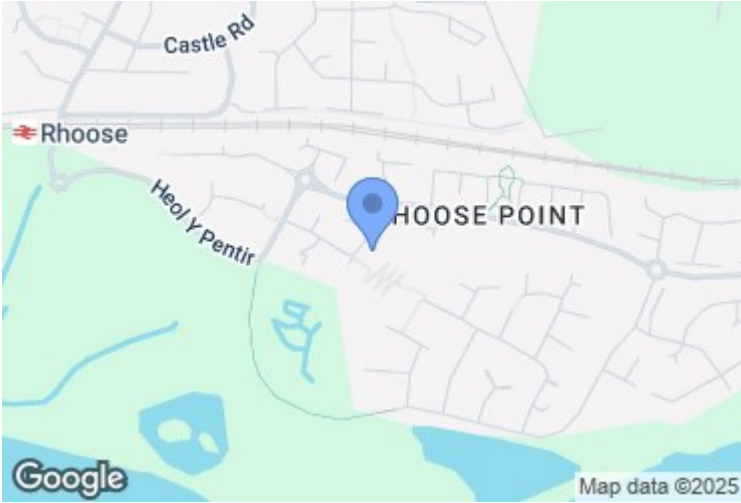
Tenure

We have been advised by the Vendors that the property is FREEHOLD.

Council Tax

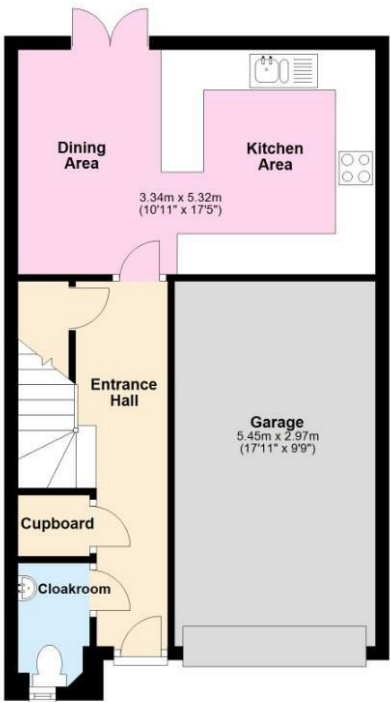
Band F.





Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



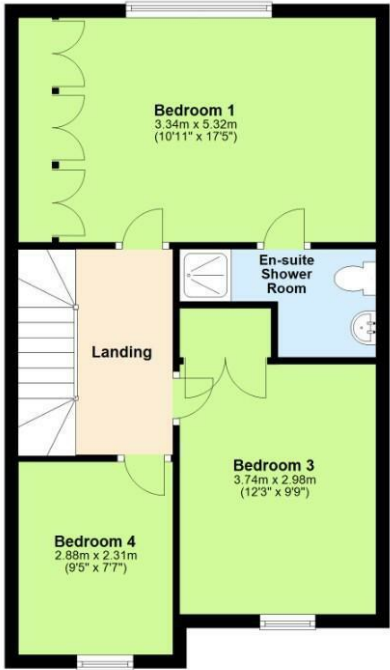
First Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



Second Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 145.5 sq. metres (1566.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-B1) B	
(69-80) C		(B2-B2) C	
(55-68) D		(D5-D8) D	
(39-54) E		(D9-D4) E	
(21-38) F		(F1-F8) F	
(1-20) G		(G1-G8) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.