





## 17 Heol Y Pentir, Rhoose Point

Council Tax band: F; Freehold; EPC tbc

- 4 DOUBLE BEDROOM DETACHED PROPERTY
  - INTEGRAL DOUBLE GARAGE
  - LARGE CONSERVATORY EXTENSION
  - SPACIOUS THROUGHOUT
  - LOVELY OUTLOOK WITH SEA VIEWS
  - ENCLOSED FAMILY REAR GARDEN
  - NO ONWARD CHAIN AND CLEAR TITLE
  - VERY SHORT WALK TO THE TRAIN STATION
- 4 DOUBLE BEDROOM DETACHED FAMILY HOME WITH NO CHAIN!

A David Wilson home built in the early 2000s and comprising very spacious accommodation throughout. The ground floor comprises a porch, hall, living room, dining room, conservatory which connects the dining room and the family kitchen and finally there is a utility room and cloakroom/WC.

The first floor has 4 very large double bedrooms - the main having its own dressing room and en-suite. A family bathroom finishes off the internal accommodation.

Outside, there is a drive for 3 or 4 vehicles, the garage and an enclosed rear garden ideal for families and entertaining.

The Cowbridge Comprehensive School is in the Rhoose catchment and Rhoose railway station is a two minute walk from the house!





**Porch** - Accessed by uPVC style French doors and with a tiled flooring, the porch then has a steel coated door partly glazed leading into the entrance hallway

**Hall** - A welcoming hall which has a bamboo style flooring. There are doors giving access to the cloakroom/WC, living room, dining room plus the large family eat in kitchen. A carpeted staircase leads to a gallery landing.

**Living Room** - 17' 11" x 11' 10" (5.46m x 3.61m)

A spacious carpeted room which has a front bay window with deep sill. Marble fireplace with gas fire inset. Two radiators. Glazed double doors lead to the dining room.

**Dining Room** - 10' 9" x 10' 1" (3.28m x 3.08m)

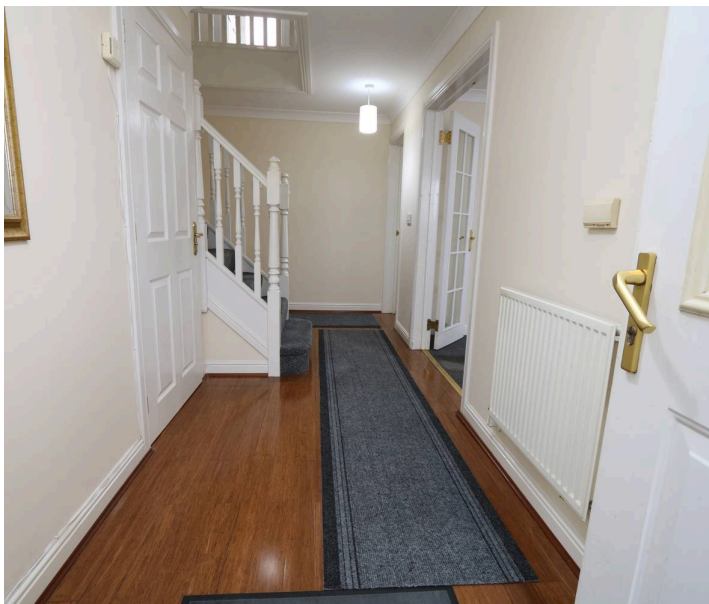
Carpeted matching the living room and there are uPVC double doors leading into the conservatory. Radiator.

**Conservatory** - 16' 10" x 11' 8" (5.12m x 3.56m)

With a stylish ceramic tiled flooring, this large extension has uPVC windows and French doors leading to the rear garden. Polycarbonate pitched roof plus double French doors lead into the family eat in kitchen

**Eat In Kitchen Family Room** - 22' 1" x 13' 11" (6.74m x 4.23m)

A spacious room in two areas. Initially the kitchen which is fitted with matching eye level and base units in a maple style. Modern worktops with a sink inset have a four ring gas hob and with adjacent double waist level oven and grill. Integrated dishwasher, fridge and freezer. Rear window, various spotlights and tiled splashback areas. A ceramic tiled flooring leads into the family area which is ideal for seating and dining. Further windows to the garden and French doors into the conservatory. Two radiators. Door to the utility.





### Utility Room

9' 11" x 5' 6" (3.03m x 1.67m)

With a tile flooring, the utility room has a secretary sink unit side-by-side space for appliances and doors give access to a handy storage cupboard plus to the integral double garage stop external party glazed door leads to the side radiator wall mounted Worcester Combi boiler which has been recently fitted.

### Cloakroom WC

5' 10" x 2' 11" (1.78m x 0.90m)

With a tiled flooring and a white suite comprising WC and pedestal basin with tiled splashback. Radiator and extractor.

### Galleried Landing

A galleried landing which has panelled doors off to the four large double bedrooms, the family bathroom and also to a storage cupboard with shelf. Loft hatch.

### Bedroom One

17' 4" x 14' 11" (5.28m x 4.54m)

A large carpeted double bedroom which has front windows offering some lovely views over adjacent marshland and distant channel views. There is an excellent range of fitted bedroom furniture which is in essence 2 doubles and a triple. Radiator, arch to the dressing area and a door leads to the ensuite.

### Dressing Area

5' 10" x 5' 4" (1.77m x 1.63m)

Carpeted and with an obscure glazed front window. Radiator and drawers plus makeup area.

### En Suite

8' 4" x 6' 4" (2.55m x 1.93m)

With a white vinyl flooring and complementing suite comprising WC, pedestal basin and fully tiled double shower cubicle. Obscure glazed side window, radiator, extractor and shaver point.





### **Bedroom Two**

12' 0" x 11' 9" (3.67m x 3.59m)

A spacious carpeted double bedroom with recessed double wardrobes, radiator and a front window to enjoy the open views as of bedroom one

### **Bedroom Three**

12' 7" x 12' 0" (3.83m x 3.66m)

Spacious carpeted double bedroom with a recessed triple wardrobe, radiator and rear window

### **Bedroom Four**

14' 5" x 9' 5" (4.40m x 2.87m)

A carpeted double bedroom with two recessed wardrobes, radiator and rear window.

### **Bathroom WC Shower**

9' 8" x 6' 2" (2.94m x 1.87m)

Similar to the en-suite and with a white vinyl flooring and complementing suite with WC, pedestal basin, panelled bath plus a fully tiled double shower cubicle. Radiator, shaver point, extractor and obscure glazed rear window.

### **Front Garden**

With areas of lawn and well kept bushes adjoining the drive

### **Rear Garden**

An enclosed rear garden with areas of patio, lawn and a shed to remain. It is enclosed by well maintained fencing and side access returns to the front.

### **Double garage**

Accessed via electric up and over door and with a return pedestrian door to the utility room.

### **Driveway**

In front of the garage and providing parking for 3 perhaps 4 vehicles.





# 17 Heol Y Pentir

Approximate Gross Internal Area  
2207 sq ft - 205 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

[rhoose@chris-davies.co.uk](mailto:rhoose@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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