

40 Heol Y Sianel, Rhoose

£415,000 Freehold

BEAUTIFUL DETACHED FOUR BEDROOM FAMILY HOME • IMMACULATELY PRESENTED THROUGHOUT • FOUR DOUBLE BEDROOMS • LOW MAINTENANCE FULLY ENCLOSED REAR GARDEN • GARAGE AND DRIVEWAY • CHILDREN'S PLAY PARK AND TRANSPORT LINKS NEARBY • EPC RATING C77 • NO ONWARD CHAIN





NO ONWARD CHAIN ! IMMACULATE DETACHED HOUSE; 26' KITCHEN/DINER; SUPERBLY LANDSCAPED FAMILY GARDEN - Situated on this modern development is this superb family home. The ground floor has a central hall with 2 receptions, utility/WC and the kitchen/family room off. All 4 bedrooms are DOUBLES and the master comes with an en-suite double shower room. There is finally a bathroom/WC. Sea views are evident from the front bedroom windows. Outside, the property is very low maintenance themed, the rear garden particularly spacious and ideal for children and/or entertaining. There is a 2 car drive and a large single garage. The property benefits from all mod cons including gas central heating, double glazing, kitchen appliances, smooth walls and ceilings and so on. The rail station is a 5-10 minute walk away as are the fabulous coastal walks which connect Porthkerry and Fontygary. Cowbridge Comprehensive catchment.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hallway

Accessed via a modern composite door with opaque glazed panel, there is an initial integrated matwell entrance. The hall has a luxury ceramic tiled flooring with half tile return with stainless steel coping finish, and a smooth coved ceiling. Radiator. Matching panelled doors lead to all ground floor rooms and a handy under-stair cupboard which also has adjacent an open plan style storage space. A carpeted staircase leads to the first floor.

Living Room

15' 8" x 12' 8" (4.77m x 3.86m)

A great size Living Room with front windows. Laminate flooring. The focal point is that of a modern media wall, with display shelves with side and electric fire inset. Radiator.

Study/Console Room

8' 6" x 6' 10" (2.59m x 2.08m)

A practical second reception room with radiator and front window. There are also media points.





Cloakroom/WC/Utility

6' 10" x 5' 5" (2.08m x 1.65m)

Continuing with the luxury tiled flooring, there is a white suite with close coupled WC and wash basin with wide display shelf adjacent and vanity cupboard and shelving under. Space also for a washing machine. Opaque side window and radiator.

Kitchen/Diner

26' 6" x 10' 8" (8.07m x 3.25m)

Running the full width of the property this superb room has a kitchen area which is very well appointed with matching contemporary units with complementing work-tops which have a 1.5 bowl stainless steel sink unit inset. Integrated appliances include a 4 ring gas hob with extractor over and matching splash-back. Further waist level double oven and grill, plus integrated dishwasher. Rear double windows above the sink; two radiators. The family dining area extends beyond the kitchen area and has a further window and French style doors to the rear garden, via an integrated matwell area.

Landing

A central carpeted landing with matching panelled doors leading off to the 4 bedrooms, bathroom and airing cupboard which houses the pressurized system. Loft hatch and radiator.





Bedroom One

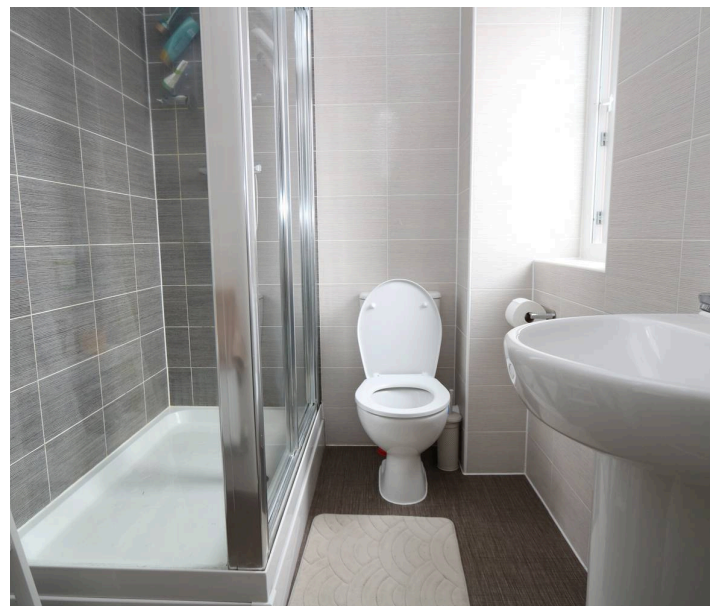
12' 8" x 12' 3" (3.86m x 3.73m)

A carpeted double bedroom with front window offering some sea views. Fitted double wardrobe, radiator and door to the en-suite.

En-Suite

6' 5" x 5' 5" (1.95m x 1.65m)

Beautifully presented sanitaryware in white comprising a close coupled WC, pedestal basin and double thermostatic shower cubicle. Opaque front window plus the whole room is fully ceramic tiled (the shower area has a darker tile for effect). Radiator and easy wipe modern flooring.



Bedroom Two

13' 2" x 10' 1" (4.01m x 3.07m)

A carpeted double bedroom with front window offering some sea views. Fitted double wardrobe and radiator.

Bedroom Three

12' 10" x 9' 0" (3.91m x 2.74m)

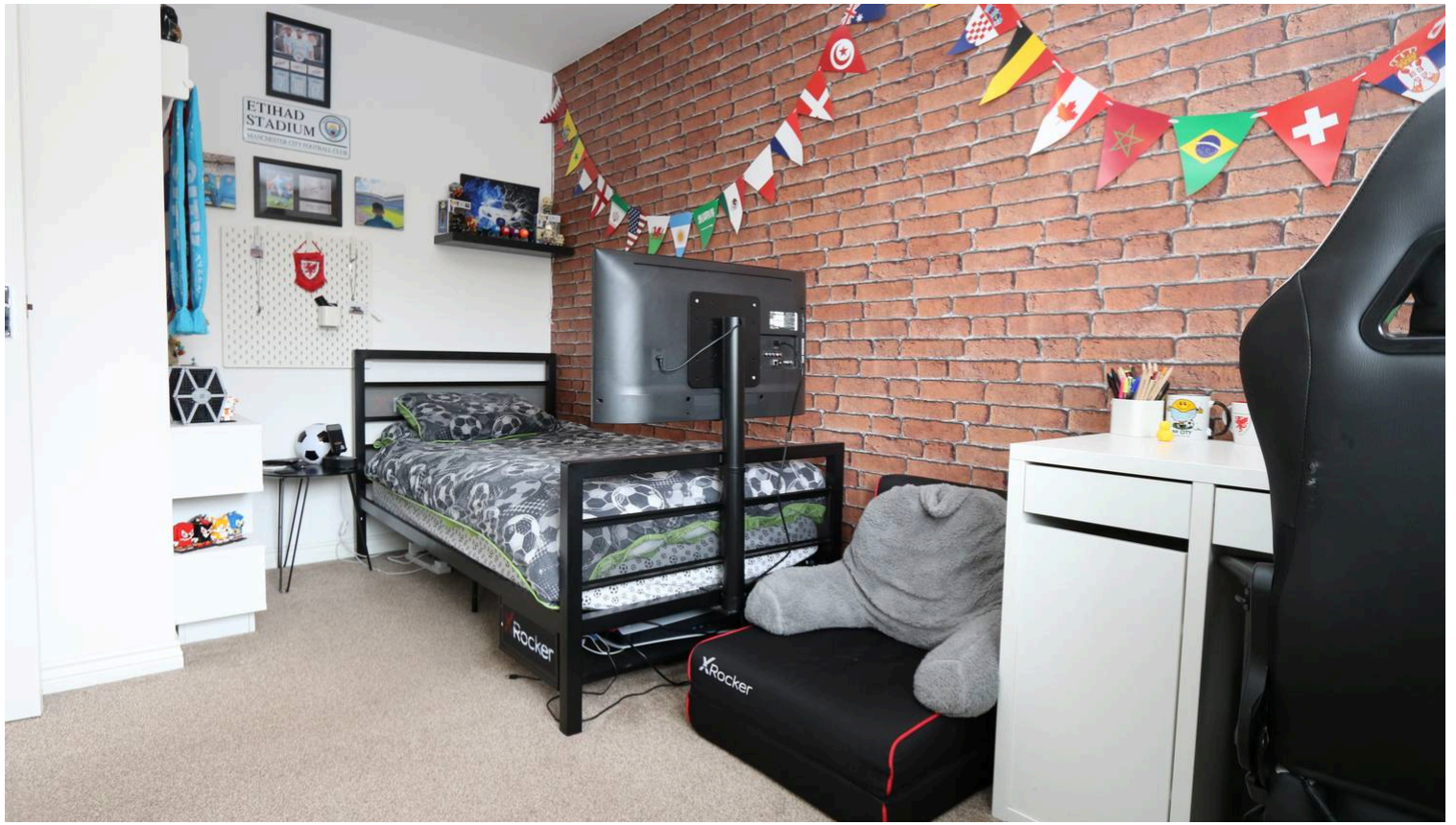
A carpeted double bedroom with rear window and radiator.

Bedroom Four

11' 3" x 10' 1" (3.43m x 3.07m)

A surprisingly spacious carpeted double bedroom with fitted single wardrobe, radiator and rear window.





Bathroom

6' 9" x 6' 2" (2.06m x 1.88m)

In pristine order and with a white suite comprising a close coupled WC, pedestal basin and bath. Full height ceramic tiling to the whole room including splash-backs, walls and deep display style sill with opaque rear window. Patterned tiles form a border and also a feature behind the WC and basin. Radiator and shaver point.

Service Charge

The property is subject to an annual service charge of approximately £140 which is the contribution for maintenance and upkeep of the nearby park and any other communal or outside spaces

Driveway

Providing space for two cars and leading to the single garage.





REAR GARDEN

42' 12" x 36' 12" (13.1m x 11.27m)

A beautifully landscaped rear garden with multi use possibilities. Initial large slatted patio section and on the same level is a large area of practical artificial grass with border surround covered with natural plum slate chippings to match all areas. Lower patio/BBQ area accessed by double steps leading to a lower area. Side access via secure wooden gate leads to the front of the house and driveway.

FRONT GARDEN

Laid to false lawn for ease of maintenance and with a central slatted path leading to the front door.



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