



41 Llwyn Y Gog, Rhoose

£330,000 Freehold

VERY SPACIOUS 4 BEDROOM HOUSE - SEA VIEWS • KITCHEN/DINER WITH FRENCH DOORS TO GARDEN • 1ST FLOOR LIVING ROOM WITH OPEN VIEWS • FAMILY BATHROOM & 2 EN-SUITE BEDROOMS • TWIN CAR HARDSTAND TO THE FRONT • ENCLOSED REAR GARDEN; INTEGRAL GARAGE • INTEGRATED APPLIANCES; GAS CH; UPVC • 5 MINUTE WALK TO THE BEACH & TRAIN STATION • GENEROUS EPC RATING OF C75





ENJOYING GLORIOUS CHANNEL VIEWS; VERY SPACIOUS 4 BEDROOM TOWNHOUSE WITH NO ONWARD CHAIN:

Situated within a short walk to the coastal path and Rhoose rail station, this well presented property has accommodation arranged over three levels. The ground floor comprises a hall, cloakroom/WC, two great storage cupboard, access to the integral garage and also the large kitchen/diner which has a full range of appliances and access to the enclosed south facing rear garden.

The first floor comprises the main living room, guest bedroom with en-suite plus family bathroom. The second floor has the three remaining bedrooms - the main having an en-suite, great storage and glorious views.

Outside, there is an enclosed rear garden, double drive and garage. The property is gas centrally heated (recently serviced boiler) and is double glazed throughout.

A fine benefit of buying this property is that it is found within the catchment to Cowbridge Comprehensive School.

Great value per money per square foot!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





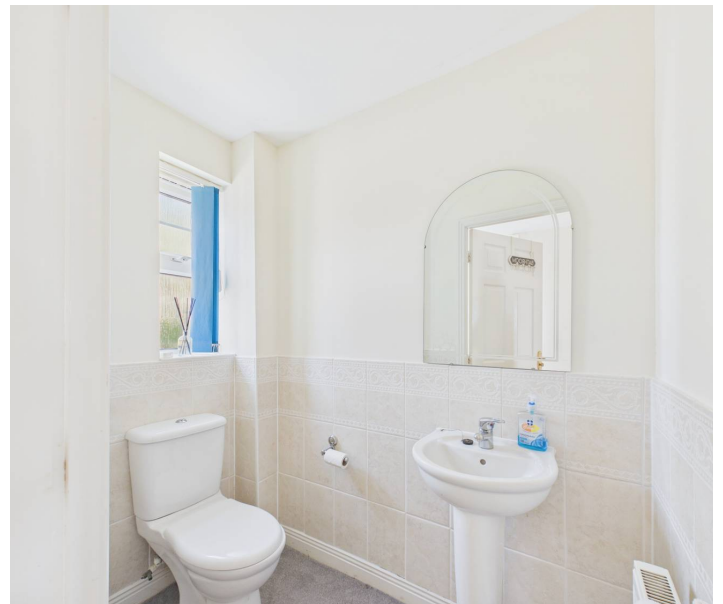
Entrance Hallway

Accessed via a modern door with obscure glazed panel. Matching panelled doors give access to the cloakroom/WC, two handy storage cupboards, the integral single garage and also the kitchen dining room. A carpeted dog leg staircase lead up to the first and second floor. Radiator and smooth coved ceiling. Laminated flooring.

Cloakroom WC

6' 4" x 3' 7" (1.86m x 1.10m)

Comprising a white suite with close coupled WC and pedestal wash hand basin. Radiator, carpeted flooring and there is an obscure glazed front window with tiled sill matching the part tiled walls and splashback. Recessed spotlight.



Kitchen Dining Room

17' 5" x 10' 10" (5.30m x 3.29m)

Initially this room has a laminated flooring and French style doors giving access to the enclosed rear garden. There is space for a table and chairs. Radiator. Open access leads to the kitchen which is fitted with a comprehensive range of cherry wood style eye level and base units with display cabinets. These are complemented by modern work service areas which have a 1.5 bowl stainless steel sink unit





with mixer tap over. Integrated appliances include a four ring gas hob with double oven and grill under plus extractor hood over. Further integrated dishwasher, fridge and freezer plus a freestanding washing machine can stay if required. There is a stylish ceramic tiled feature flooring, further rear window with ceramic tile seal matching the splashback and finally a concealed boiler (serviced November 2025) which fires the gas central heating. The room has a smooth ceiling with four recessed spotlights.

Mid Hall at First Floor Level

A carpeted hall with further dog leg staircase leading to the second floor. Matching panelled doors give access to the living room, airing cupboard which houses the hot water cylinder, guest bedroom (with ensuite) and further family bathroom WC. Smooth coved ceiling and radiator.

Living Room

17' 6" x 10' 11" (5.34m x 3.33m)

A spacious carpeted reception room which has a rear full height picture window offering glorious views over the Bristol channel. There is a coal effect gas fire mounted into a marble back and hearth with modern fire surround. Radiator and smooth coved ceiling.





Bedroom Two

11' 2" x 9' 9" (3.41m x 2.97m)

A good size carpeted double bedroom with front window, radiator and smooth coved ceiling. There is also a recessed double wardrobe and a panelled door accessing the en suite.

En-Suite

5' 8" x 5' 3" (1.73m x 1.61m)

With a white suite comprising close coupled WC, pedestal wash basin and a fully tiled shower cubicle with thermostatic shower inset. Carpeted flooring, ceramic tile splashback and radiator. Shaver point extractor and smooth ceiling with two recessed spotlights.

Bathroom WC

7' 6" x 6' 4" (2.29m x 1.94m)

With a white suite comprising close coupled WC, pedestal basin and twin grip bath with a mixer shower attachment off the tap. Obscure glazed front window with a tiled sill matching the splashbacks. Carpeted flooring, radiator, extractor, shaver point and a large handy storage cupboard. Smooth ceiling with two recessed spotlights.





Landing

A carpeted landing with panelled doors giving access to the three bedrooms on this level. Smooth coved ceiling, radiator and loft hatch.

Bedroom One

15' 7" x 10' 11" (4.74m x 3.33m)

A carpeted main bedroom with near full height rear window with glorious open views towards the Bristol channel. There are three recessed double wardrobes, a smooth coved ceiling and radiator. A panelled door leads to the en-suite.

En Suite

9' 9" x 5' 3" (2.98m x 1.60m)

An L shaped room with white suite comprising a close coupled WC, pedestal wash basin and fully tiled shower cubicle with thermostatic shower inset. Radiator, carpeted flooring and ceramic tiled splashbacks. Smooth ceiling with three recessed spotlights and an extractor. Shaver point.



Bedroom Three

12' 3" x 9' 9" (3.73m x 2.98m)

A carpeted double bedroom with front window with a deep sill. Radiator, smooth coved ceiling and recessed double wardrobe.





Bedroom Four

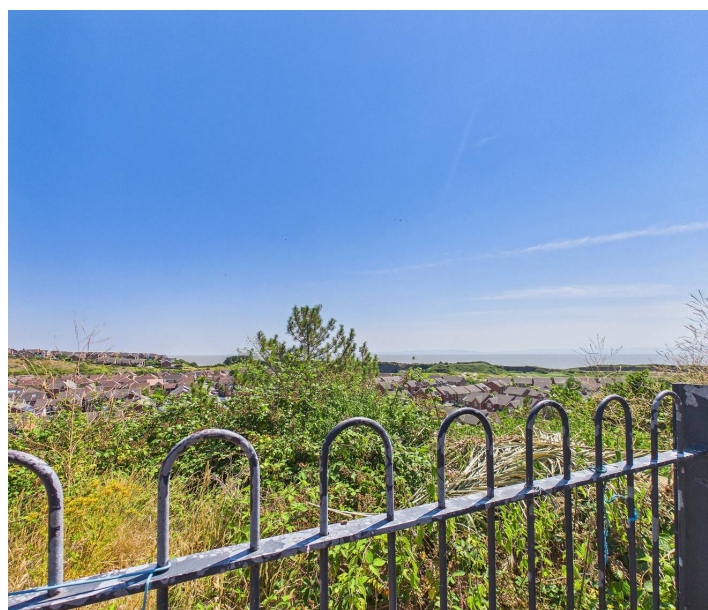
9' 5" x 7' 7" (2.88m x 2.30m)

An excellent size 4th bedroom which has a front window with deep sill, radiator and smooth coved ceiling.

Integral Garage

17' 10" x 9' 6" (5.43m x 2.89m)

Access from the drive via an up and over door, the garage has integral access to the entrance hallway. Power and lighting is provided for ease. Fuse box.





REAR GARDEN

