





12 Glyn Y Gog

Rhoose, Barry

BEAUTIFUL, WELL PRESENTED DETACHED family home set on a spacious and private plot. Accommodation comprises entrance hall with central stairs to the first floor, lounge, dining room, utility and a large kitchen breakfast room. The first floor boasts four double bedrooms, family bathroom plus en suite. Outside, there is a front and rear garden, large drive plus a detached double garage.

Within walking distance to the rail station and a short drive to the village of Rhoose and Cardiff airport as well as being within catchment area for the following schools: Rhoose primary, Ysgol Sant Baruc, All Saints & St Helens, plus the comprehensive schools of Cowbridge, Bro Morgannwg, and St Richard Gwyn.

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: D

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS PLUS LARGE KITCHEN BREAKFAST ROOM
- BATHROOM AND EN SUITE
- DETACHED DOUBLE GARAGE AND LARGE DRIVEWAY
- IDEALLY POSITIONED AND TUCKED AWAY
- ENCLOSED REAR GARDEN





Hallway

Hallway accessed via front door with matching side panels. Laminate floor. Central carpeted stairs to the first floor. Radiator. Doors off to under stair storage cupboard, WC, lounge, dining room and kitchen.

Lounge

25' 5" x 10' 10" (7.75m x 3.31m)

Well presented reception room with laminate floor. Smooth walls and coved ceiling. Radiator. Double opening uPVC doors out onto the garden plus front aspect window. Feature fireplace with wood burning fire.

Dining Room

9' 7" x 8' 11" (2.93m x 2.73m)

Laminate floor, smooth walls and coved ceiling. Front aspect window. Radiator.

WC

5' 9" x 2' 9" (1.75m x 0.85m)

WC in white and pedestal wash basin. Laminate floor. Radiator and extractor.

Kitchen Breakfast Room

14' 0" x 9' 9" (4.26m x 2.96m)

Kitchen in high gloss white with a range of eye and base level units and complementing workspace over. Integrated drainer and inset sink unit. Integrated gas hob, cooker hood and waist level oven plus dishwasher. Ceramic tile splash backs and floor. Plenty of space for table and chairs. Radiator. uPVC double opening doors onto the garden plus door off to the utility.

Utility

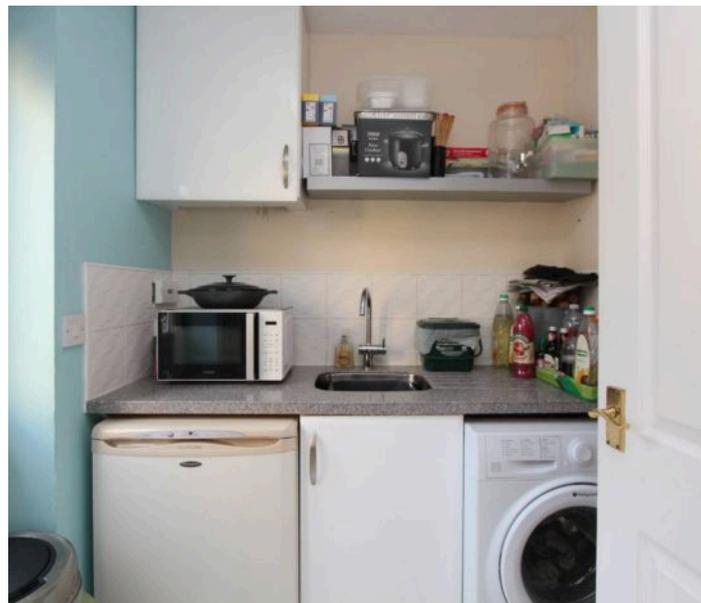
5' 9" x 5' 8" (1.75m x 1.73m)

With continuation of the tiled floor. Base level units with work surfaces and secondary sink unit. Concealed boiler. Space and plumbing for appliances. Radiator plus partial glaze door out to the rear garden.

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Landing

Carpet landing with smooth walls, coved ceiling and loft





Carpet landing with smooth walls, coat ceiling and loft hatch. Doors off to 4 bedrooms, two airing cupboards and family bathroom

Bedroom One

11' 4" x 11' 1" (3.46m x 3.38m)

Carpeted double bedroom with front aspect window and radiator. Door to walk-in wardrobe which is carpeted and has plenty of hanging rail space and door off to the ensuite.

En suite

6' 5" x 5' 10" (1.95m x 1.77m)

Ensuite with shower cubicle which is fully tiled and has a thermostatic shower inset. Close coupled WC with button flush and large wash basin set into vanity unit. Laminate floor, radiator plus front aspect window. Inset ceiling lights and extractor.

Bedroom Two

9' 9" x 9' 6" (2.96m x 2.89m)

Carpeted double bedroom with front aspect window and radiator. Measurements exclude deep door recess.

Bedroom Three

10' 0" x 9' 9" (3.04m x 2.96m)

Carpeted double bedroom with rear aspect window and radiator. Recess ideal for wardrobes - excluded from dimensions

Bedroom Four

9' 8" x 8' 0" (2.95m x 2.45m)

Carpeted double bedroom with rear aspect window and radiator.

Bathroom

7' 4" x 6' 1" (2.24m x 1.86m)

Bathroom suite in white with panel bath and shower attachment of mixer, pedestal wash basin and close coupled WC. Laminate floor, radiator, opaque rear aspect window. Inset ceiling lights and extractor.





FRONT GARDEN

Low maintenance front garden enclosed with wrought iron fencing and gate and central pathway leading to the front door.

REAR GARDEN

A delightful enclosed garden of a low maintenance theme. There are areas of patio and stone chippings plus an array of plants and shrubs, the best of which are seen in late spring/early summer. Outside tap and a pedestrian gate leads to the drive.

DRIVEWAY

4 Parking Spaces

Driveway parking to the left side of the property and in front of the detached garage.

DOUBLE GARAGE

2 Parking Spaces

Double garage with remote control up and over doors. Power and lighting is provided and there is also storage into the rafters

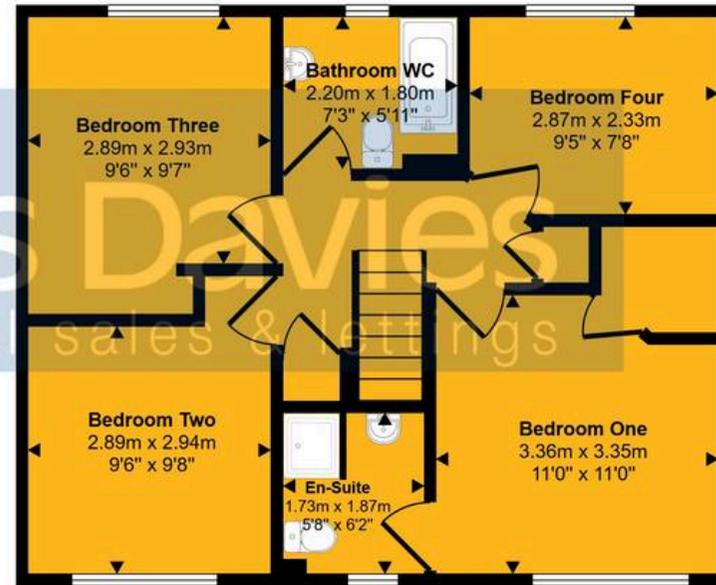




Approx Gross Internal Area
111 sq m / 1190 sq ft



Ground Floor
Approx 56 sq m / 599 sq ft



First Floor
Approx 55 sq m / 591 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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