



3 Maes Y Gwenyn, CF62 3LA £399,950 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Nestled in the charming coastal village of Rhose, Maes Y Gwenyn presents a modern and spacious four-bedroom detached house, perfect for families seeking comfort and convenience. This delightful property boasts a well-designed layout, ensuring ample room for both relaxation and entertainment.

Upon entering, you are greeted by an airy entrance hallway that leads to a generous living room, ideal for family gatherings. The heart of the home is undoubtedly the expansive kitchen and dining area, which provides a wonderful space for culinary adventures and shared meals. Additionally, the ground floor features a lovely conservatory, where you can enjoy the natural light and views of the beautifully landscaped south-facing garden, accessible through elegant French doors. A utility area and a convenient cloakroom complete the ground floor, enhancing the practicality of this delightful home.

Venturing to the first floor, you will find four well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is particularly impressive, featuring its own en-suite shower room for added privacy and dressing area featuring built-in wardrobes. A generous family bathroom serves the remaining bedrooms, ensuring comfort for all.

The property is further complemented by an enclosed south facing rear landscaped garden, perfect for outdoor activities and relaxation, with patio area, raised decked area providing ample room for garden furniture as well as a driveway leading to a garage, providing ample parking space.

Situated close to the village primary school, local shops, and eateries, this home is ideally located for families. Excellent transport links to Cardiff, Bridgend, and Cardiff Airport make it a convenient choice for commuters. Surrounded by the stunning Vale of Glamorgan countryside, this property offers a perfect blend of modern living and natural beauty. Don't miss the opportunity to make this wonderful house your new home.



FRONT

Spacious driveway with parking for multiple vehicles. Access to integral garage. Laid decorative sandstone chippings. Planted established shrubbery. Block paved pathway leading to a composite front door. Side access to rear.

Entrance Hallway

5'10 x 17'00 (1.78m x 5.18m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to living room, a further wood panelled door leading to kitchen / dining area. W.C. Cloakroom. Composite front door with obscured glass insert and side window.

Living Room

10'8 x 14'10 (3.25m x 4.52m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to entrance hallway. Gas-fire with marble hearth and surround. Through opening to kitchen / dining area.

Kitchen / Diner

9'7 x 29'3 (2.92m x 8.92m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls - part papered. Fitted carpet flooring. Ceramic tiled flooring to the kitchen. Wall mounted radiator. UPVC double glazed window to the rear. Composite door with obscured glass leading to the rear garden. Modern fitted kitchen, comprising of wall and base units. Wood laminate worktops and up stands. Stainless steel sink. Integrated induction hob. Integrated oven and microwave. Integrated dishwasher. Space for American fridge / freezer, Space for wine fridge. Wood panelled door leading through to the utility room.

Conservatory

9'7 x 11'1 (2.92m x 3.38m)

Polycarbonate roof, UPVC double glazed windows surrounding. UPVC double glazed French doors leading out to the rear garden. Fitted carpet flooring. Through opening to kitchen / dining.

Utility Room

5'3 x 8'10 (1.60m x 2.69m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the side. Base units. Wood laminate worktop. Space for washing machine. Wall mounted boiler. Wooden fire door leading through to integral garage.

W.C Cloakroom

3'08 x 5'00 (1.12m x 1.52m)

Smoothly plastered ceiling with event extractor, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

4'03 x 11'06 (1.30m x 3.51m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one two and bedroom three. Further wood panel doors leading to bedroom four and the family bathroom.

Bedroom One

13'1 x 14'7 (3.99m x 4.45m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing. Dressing area with further built in wardrobes. Wood panelled door leading to an en-suite shower room.

En-Suite

Smoothly plastered ceiling with inset lights and vent extractor, ceramic tiled walls and flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Vanity wash hand basin, vanity toilet. Double shower with electric shower overhead. Wood panel door leading through to dressing area and master bedroom.

Bedroom Two

9'7 x 12'11 (2.92m x 3.94m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading through to the first floor landing.

Bedroom Three

8'9 x 11'3 (2.67m x 3.43m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Built in wardrobes. Wood panelled door leading through to the first floor landing.

Bedroom Four

7'9 x 8'9 (2.36m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Family Bathroom

8'0 x 8'1 (2.44m x 2.46m)

Smoothly plastered ceiling with inset light and vent extractor, ceramic tiled flooring and walls. Wall mounted towel rail. UPVC double glazed window to the side with obscured glass. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Access to airing cupboard. Wood panelled door leading through to the first floor landing.

Garage

8'10 x 16'3 (2.69m x 4.95m)

Roller shutter door. Power and Lighting. Fire door leading through to utility room.

REAR

Enclosed landscaped south facing rear garden. Paved patio area leading from conservatory via French doors. Space for hot tub. Laid to lawn with planted shrubbery surrounding. Raised decked area providing ample room for garden furniture and surrounded by further shrubbery. Side area for storage and space for a garden shed.

COUNCIL TAX

Council tax band E

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MORTGAGE ADVICE

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TENURE

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