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18 Maes Slowes Leyes
Rhoose,
The Vale Of Glamorgan,
CF62 3LT

18 Maes Slowes Leyes

Asking price **£379,950**

A well appointed and upgraded double bay fronted modern four bedroom family home, located in a convenient yet private corner plot within Rhoose Point.

Sold with no ongoing chain

Accommodation comprises an entrance hall, WC, bay fronted sitting room, music room, kitchen/diner, utility room, four double bedrooms, en-suite, bathroom and integral garage

Well appointed throughout with recently upgraded bathroom and en-suite

Four generous first floor double bedrooms all benefit from built in storage

Partial sea views enjoyed from upstairs

Located off a select private drive in a generous corner plot along the popular Rhoose Point development

Double driveway parking and integral garage. The garage lends itself to be changed into additional accommodation space, if required





A well appointed and upgraded double bay fronted modern four bedroom family home, located in a convenient yet private corner plot within Rhoose Point.

Canopied entrance leads through to the HALLWAY with timber flooring, stairs rising to the first floor and a modern WC with frosted window. The accommodation flows well with a bay fronted SITTING ROOM overlooking the established front garden with a stone fireplace (gas insert) providing a centre piece to the room. The KITCHEN/BREAKFAST ROOM has modern, timber, 'Shaker' style units with quality 'Neff' appliances fitted, an integrated fridge/freezer and views directly to the rear garden. Set to the back is a useful under stair storage cupboard and a UTILITY ROOM fitted with matching flooring and cabinetry to the kitchen and a side door. A rear reception room currently a MUSIC ROOM has a great connectivity to the garden with French doors opening out. Internal door from the hallway leads through to the integrated INTEGRAL GARAGE with vinyl floor, skimmed ceiling and rear door to the garden.

A light and airy first for LANDING with a window to the top of the stairwell has a storage and airing cupboard housing the boiler. BEDROOM ONE is a generously size double bedroom with a bay fronted window to garden and also benefits from two built-in double wardrobes and modern, fully upgraded EN-SUITE SHOWER ROOM fitted with a rainfall double shower enclosure, stylish tiling and frosted window. Two further generously sized double bedrooms lie to the rear of the property, both currently used as home offices and both have lovely garden views and double wardrobes fitted. In between these two bedrooms lies a well appointed modern BATHROOM with timber floor, panelled bath, mains fed shower with tiled surround and recess shelving, a trio of recessed shelving adding a stylish touch. BEDROOM FOUR lies to the front of the property with a built-in double wardrobe and large window overlooking the front.

The front of the property is accessed via a shared pavia driveway. Occupying a very secluded corner plot with a side-by-side double tarmac driveway leading to the garage with a well established hedgeline front lawn and garden. Gated access from the side opens to the partially walled and fenced rear garden. Well landscaped with a paved seating area and established shrub beds, gradually rising to a level top lawn.





Directions

From our Cowbridge office travel east along the A48 signposted to Cardiff, pass through Bonvilston and turn right at the Five Mile Lane Junction signposted to Barry. Continue to the roundabout, take the third exit signposted Rhoose, Llantwit Major and Cardiff International Airport. At the next 4 roundabouts take the first exit, following the signs to Rhoose Point onto Trem Echni and at the next roundabout take the 3rd exit onto Maes Slowes Leyes, turn right then at the head of the close turn right (down a private drive) where No.18 will be the final house to your right hand side. What3words: munch.dimes.monkey

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band F
EPC Rating C

Viewing strictly by
appointment through
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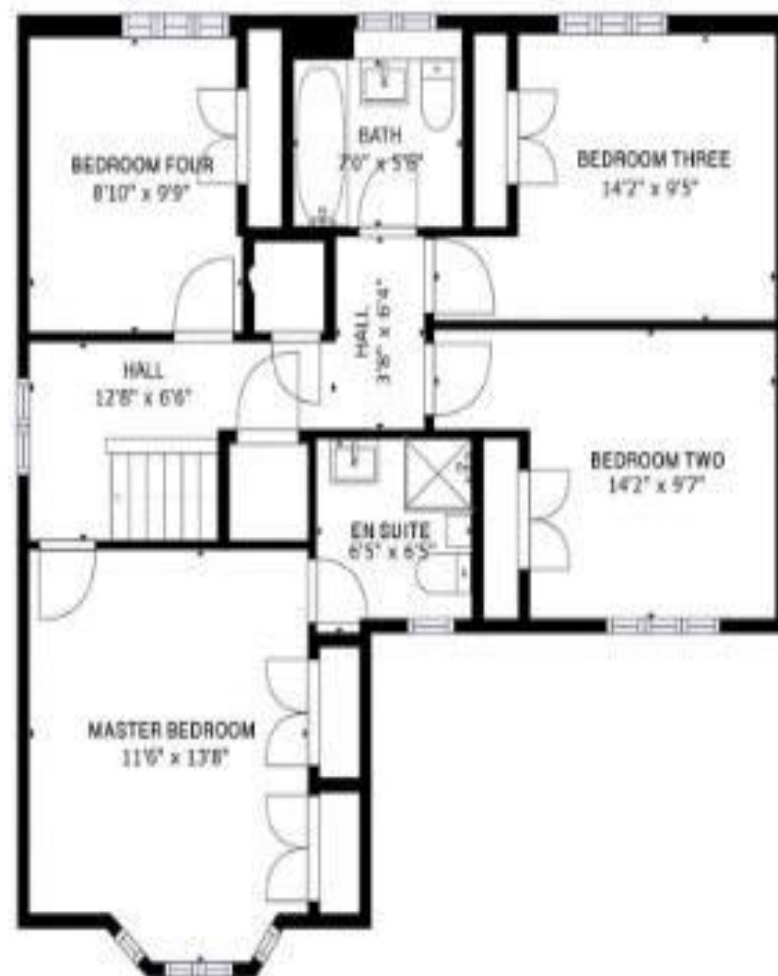
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





FLOOR 1



FLOOR 2

