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37 Heol Pearetree
Rhoose, The Vale Of
Glamorgan, CF62 3LB

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Asking price **Offers in Excess of**
£625,000

A substantial modern built detached family home finished to a high standard throughout, set in a generous plot with landscaped gardens, double front driveway and garage to the front. Located on the ever popular Rhoose Point development, a short distance from Rhoose Village amenities and coastline.

Sold with no onward chain

Substantial modern built detached family home with well proportioned accommodation throughout

Accommodation comprises 5 double bedrooms, 3 bathrooms, 4 reception rooms plus large kitchen/breakfast room with utility off, integral double garage

Set in a sizable plot with landscaped gardens to the side and rear (southerly aspect) with a large double driveway to the front giving access to garage and main house

Located on the ever popular Rhoose Point estate a short distance from amenities such as local schools, doctors surgeries, shops, pubs, train station etc.





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Decorative glazed front door opening to ENTRANCE HALL (14'6" x 13'8") fully carpeted, pendant ceiling lights, timber half to spindle stairs rising to part gallery first floor landing with large storage cupboard under and WC just off. WC (5'5" x 4'2") with timber effect composite floor, LED fitted spotlight, tiling to lower level walls, low-level WC, pedestal wash hand basin with frosted window to front. KITCHEN/BREAKFAST ROOM (21'1" x 11'5") ceramic tiled floor, multiple LED spotlights, 'Country Style' kitchen fitted with wall and base mounted units, granite worktop, integrated dishwasher, Range Master double oven with extractor over, fridge freezer, 1 1/2 stainless steel sink with drainer and large window overlooking the rear garden. Access to UTILITY ROOM (16'8" x 5'1") ceramic tiled floor, composite worktop with storage under, inset sink, provision for plumbed white goods, wall mounted Ideal Classic boiler, frosted window to side elevation with

part glazed frosted door to rear garden and inner door through to garage. Front MUSIC ROOM (8'4" x 12'), fully carpeted, pendant ceiling light and large window to the driveway. Generously sized SITTING ROOM (12' x 9'11"), fitted carpet, two pendant ceiling lights with decorative ceiling rose, impressive brick lined fireplace with timber mantle over, inset gas fire, two windows to the side, double doors opening to CONSERVATORY (10'2" x 13'5") with wood effect ceramic tiled floor, part pitched roof with additional French doors leading out to the rear garden. SNUG ROOM (12'1 x 11'11") fitted carpet, pendant ceiling light and a pair of French doors leading out to the rear garden and inner door connecting to kitchen. DINING ROOM (12'1" x 11'1") fully carpeted, pendant ceiling light and window overlooking the front.

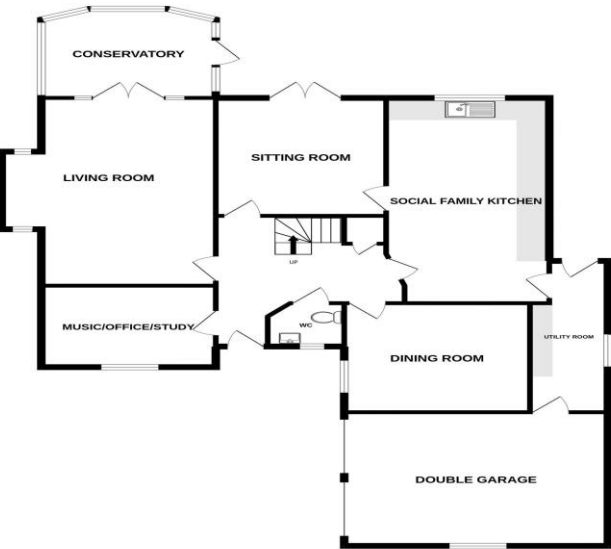
First floor part gallery LANDING (20'11" x 8'9") fully carpeted, two pendant ceiling lights, airing cupboard housing the pressurised water cylinder and heater with window with elevated views to the front. Principal suite is made up of a DRESSING ROOM (9'9" x 10'5") part pitched ceiling with a Velux roof light opening through to MAIN BEDROOM (15'11" x 16'11") fitted carpet, central pendant

ceiling lights with two large windows to the front, two built-in double wardrobes and door through to EN-SUITE BATHROOM (9'8" x 6'5") vinyl floor, LED integrated spotlights, three-piece suite comprising a pedestal wash hand basin, WC, panelled bath with window over, walk-in double shower enclosure (mains fed) tiling to lower level walls. BEDROOM 2, (15'5" x 12'3") fitted carpet, pendant ceiling light, integrated double wardrobe with large window to rear garden and EN-SUITE SHOWER ROOM off, (4'2" x 8'11"), composite floor, central ceiling light, pedestal wash hand basin, matching WC, frosted glazed window over and fully tiled shower enclosure (mains fed). BEDROOM 3 (12'2" max x 11'11"), fitted carpet, pendant ceiling light, built-in double wardrobe with window to rear elevation and door opening to FAMILY BATHROOM, Jack & Jill family bathroom (accessible from landing and bedroom 3) (8'4" x 8'7") timber effect floor, integrated ceiling spotlights, three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC with frosted window over and additional fully tiled shower enclosure (mains fed). BEDROOM 4 (12'1" x 10'4") fully carpeted, pendant ceiling light, integrated double wardrobe with window to front elevation. BEDROOM 5 (12'1" x 10'2" max) fitted carpet, central pendant ceiling light, elevated views to the rear garden with partial sea views onward and integrated double wardrobe.

The property is accessed via a large tarmac driveway. The garden is fully enclosed enjoying a predominantly southerly aspect fully landscaped with established planted borders, lawn to side and rear of the large terrace area.

GROUND FLOOR

1ST FLOOR





Directions

From Cowbridge, travel East along the A48 signposted Cardiff. After passing through the village of Bonvilston, at the traffic lights turn right signposted Barry. Continue along this road to the roundabout in Barry taking the third exit signposted Rhoose/ Llantwit Major and Cardiff International Airport. Take the first exit at the next three roundabouts following signs for Rhoose. Follow this road around the airfield and into the village of Rhoose. Continue along this road until reaching Fontygary Road, continue through the village and at the final roundabout take the second exit onto Rhoose Point. At the roundabout take the first exit onto Bryn Y Gloyn, turn left and left again onto Heol Pearetree, continue and take the first right into a small close where No.37 will be the far right hand side property as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band G
EPC Rating C

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Viewing strictly by
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