

42 Llwyn Y Gog, Rhoose Point,

Rhoose, Vale of Glamorgan, CF62 3LS

Watts
&Morgan



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Guide price: £380,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A modern, 4 bedroom townhouse with the most superb panoramic views over Rhoose Point, the Bristol Channel and beyond. Hallway with cloakroom and WC, kitchen/breakfast room with double doors opening to the rear garden. Also home study/workroom created by converting the garage. Family lounge to the first floor. Three double bedrooms (two of these en suite), a fourth single bedroom and family bathroom. Lounge and main bedroom both look to the rear and enjoy the fine views over the surrounding area Off-road parking to front, garden to rear from which to enjoy the superb aspect.







Directions

Llantwit Major Town Centre – 8 miles

Cardiff City Centre – 13.4 miles

M4 J33 Capel Llaniltern – 12 miles

Your local office: Cowbridge
T: 01446 773500
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Summary of Accommodation

About the property

No. 42 Llwyn Y Gog is a modern, 3-storey mid-terrace townhouse on this popular development. It enjoys an elevated position and as such has superb views over "Rhoose Point", he Bristol Channel and beyond. A covered porch leads into the ground floor hallway from which doors lead into a ground floor reception room and a kitchen/breakfast room. The kitchen/breakfast room runs the width of the rear of the property and includes a comprehensive range of fitted units with oven and hob to remain. Space for tall fridge/freezer and plumbing for dishwasher. Ample room remains for a dining table with double doors opening to the garden. The garage of the ground floor has been converted to provide an extra reception room, most recently having been used as a home salon but with potential to be used for playroom/study/home office etc. Ground floor cloakroom and WC.

The first floor features the family lounge running the width of the rear of the property with a dramatic broad, tall picture window looking out over the surrounding area. To this level, there is an en suite double bedroom and the family bathroom.

To the second floor the largest bedroom runs the width of the property and, like the family lounge, has a picture window from which to enjoy the far reaching views. A bank of wardrobes runs to one wall and it has its own en suite shower room. To this level there are two further bedrooms; one large double bedroom and a generous fourth, single bedroom.

Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band F. EPC rating: To be confirmed.

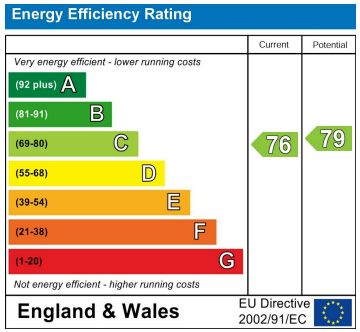
Garden & Grounds

Fronting the property are two side by side parking places. To the rear of the property is an enclosed garden accessed from the kitchen/breakfast to the ground floor. This includes a broad paved seating area leading, in turn, onto a larger area of lawn. From the rear garden there are panoramic views over the surrounding area, looking onto Rhoose Point, the Bristol Channel and beyond to north Somerset.



Total area: approx. 145.2 sq. metres (1563.1 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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