

10 Heol Y Dryw, Rhoose Point,
Vale Of Glamorgan, CF62 3LR

Watts & Morgan



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Vale Of Glamorgan, CF62 3LR

Guide Price £499,950 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A detached, executive family home with five bedrooms, sea views and a double garage. Neatly positioned within the popular Rhoose Point development, and within a short stroll of the coastal path. Over 1950 sq. ft of accommodation to include;

Entrance hallway, dining/living room, conservatory and modern kitchen with utility/WC. First floor large family lounge and principal bedroom with dressing room and en-suite. Second floor with three double bedrooms, a single room/home office, en-suite and family bathroom.

Entertaining garden with outdoor kitchen, hot-tub, raised deck with stunning sea views. Driveway parking for two vehicles and a double tandem garage.

EPC Rating 'C'.







Directions

Cowbridge Town Centre – 13.2 miles

Cardiff City Centre – 16.6 miles

M4 Motorway – 9.1 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned in this development, near the coastal path. An impressive detached townhouse set over three floors, ideal for family living.

The entrance hallway has been opened up by the current owners and leads directly into the open plan living / dining room, which useful storage cupboard. On offer is a contemporary freestanding log burner (fitted 2023) and offers a cosy snug area to relax. This superb entertaining room benefits from modern Karndean LVT flooring and links to the adjacent kitchen and conservatory.

The kitchen has been fitted with a range of sleek shaker-style wall and base units with tall larder cupboards and marble-effect work surfaces. Offering several integral appliances to remain to include; 5-ring gas hob, double eye-level oven and dishwasher. There is space for a large American-style fridge with fitted units surrounding. From here there is access into the utility room which leads to the rear garden and offers a a large cloaks cupboard, houses the gas-fired Ideal boiler, plus a 2-piece WC.

The first floor landing leads into the lounge which spans the width of the property, and is a large light-filled room enjoying a bay-window to the side aspect plus south-facing window with elevated sea views. This lounge benefits from a built-in electric fire as a focal feature to this family entertaining space.

The largest bedroom is located to this floor and is a fantastic size double room with its own walk-through dressing room and contemporary en-suite shower room.

To the second floor landing, there are three double bedrooms along with a single room / home office. Each double room has its own fitted wardrobe, with the largest room having its own en-suite shower room.

Completing this top floor is the family bathroom fitted with a 3-piece suite, with laundry cupboard and panlled walls.

Each room with a south-facing aspect benefits from the most wonderful sea views.

GARDENS AND GROUNDS

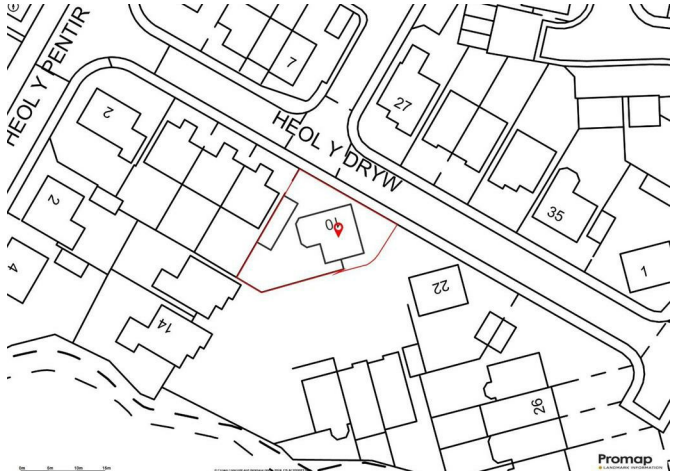
10 Heol Y Dryw is located within the popular Rhoose Point development, in a quiet street within a short stroll of the coastal path and stunning sea views to the rear.

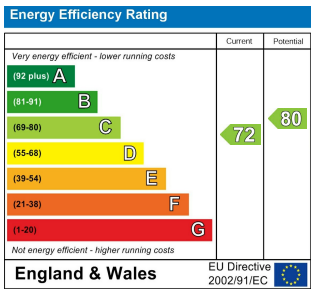
There is parking for two vehicles and a double tandem garage with power and lighting, a wrought-iron partially closed frontage benefits from mature shrubs and foliage.

Gated side access leads to the rear garden with a purpose-built log store and power supply. The garden offers several zones to entertain, with an outdoor kitchen, pergoda, astro-turf and raised decking area to enjoy the peaceful sea views. There is a hot tub to remain, and a pedestrian door provides access into the double garage.

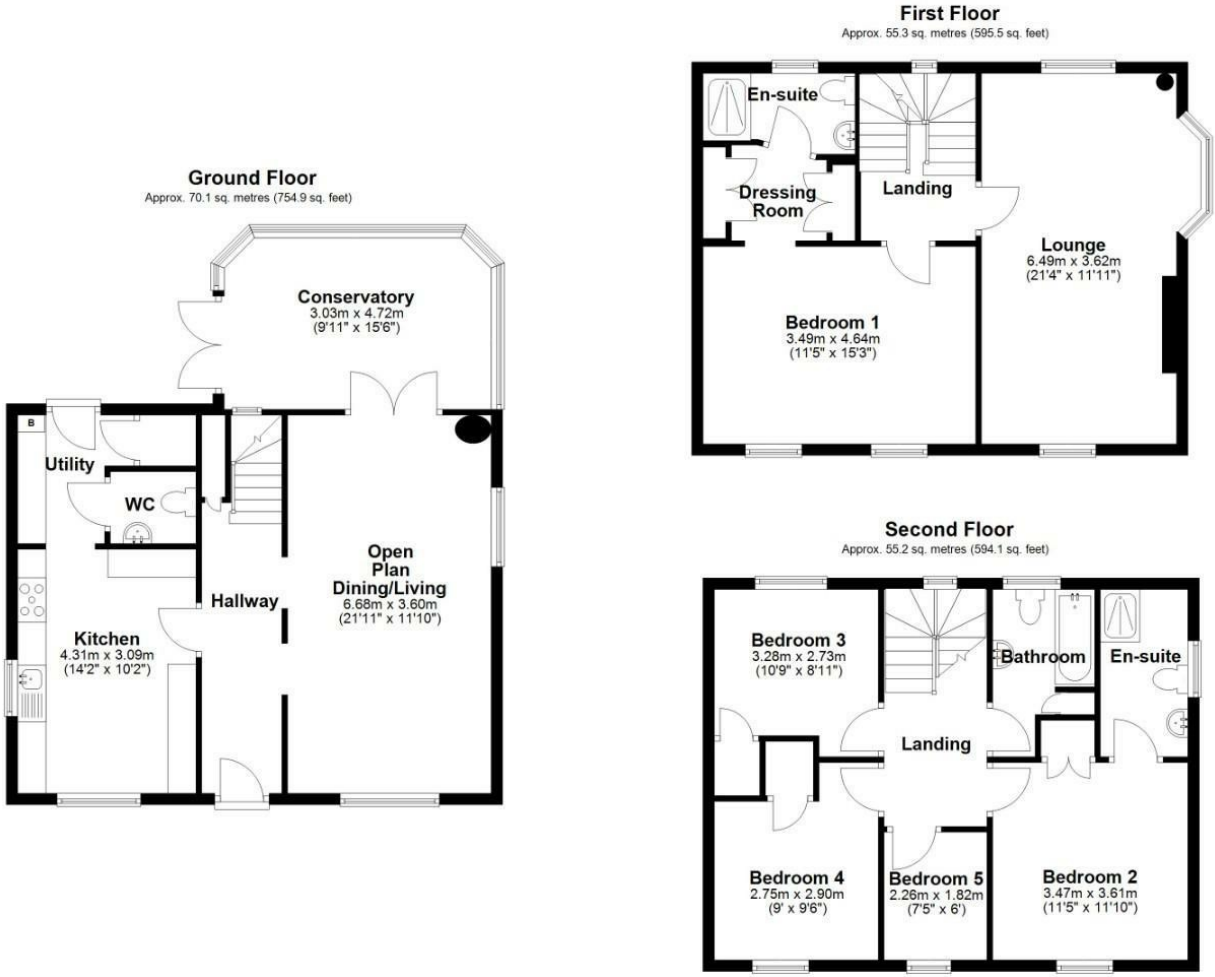
ADDITIONAL INFROMATION

Freehold. All mains services connected. Gas-fired combi boiler (May 2020) New windows and doors (2025). Council tax band G.





Scan to view property



Total area: approx. 180.7 sq. metres (1944.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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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