



3 Maes Y Gwenyn
Rhoose, Vale of Glamorgan, CF62 3LA

Watts
& Morgan



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Guide price: £420,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A modern and spacious four-bedroom detached home in the desirable coastal village of Rhoose, offering excellent family accommodation, a south-facing garden, garage, and off-road parking. Conveniently located close to the village primary school (a feeder for Cowbridge Comprehensive), local shops, eateries, and a train station, with excellent transport links to Cardiff, Bridgend, and Cardiff International Airport. The surrounding Vale of Glamorgan countryside and nearby Barry provide further amenities and open green spaces.

Directions

Cowbridge Town Centre – 11.7 miles

Cardiff City Centre – 13.9 miles

M4, J33 Capel Llanilltern – 11.8 miles

Your local office: Cowbridge

T: 01446 773500

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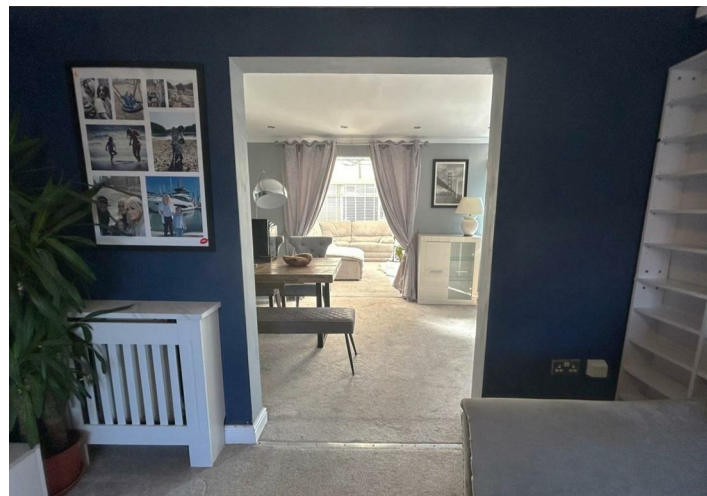


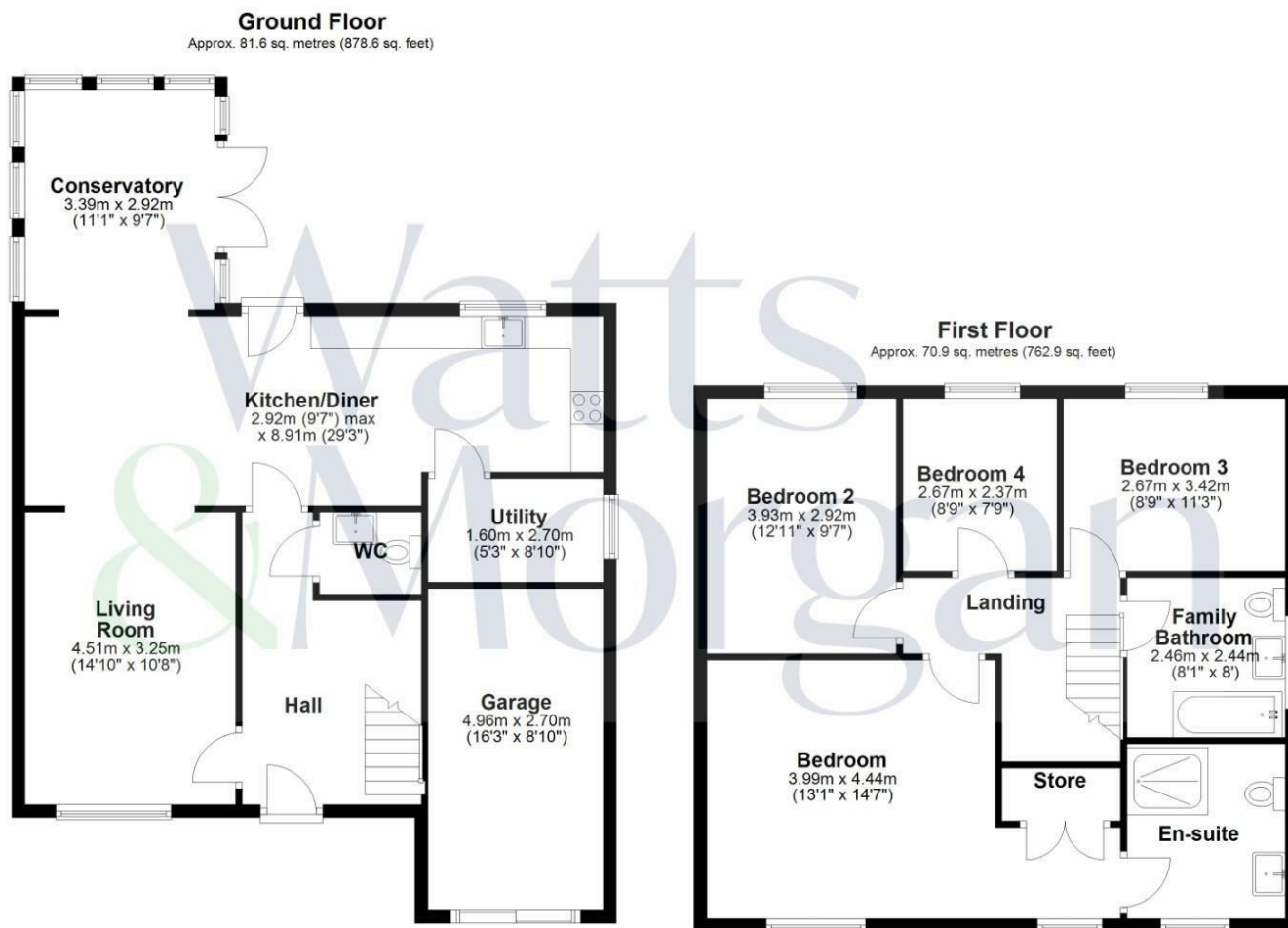
Summary of Accommodation

About the Property

This well-presented four-bedroom detached home is located in the popular coastal village of Rhoose, offering versatile living space ideal for modern family life. The ground floor includes a spacious living room featuring a central gas fireplace, which opens into a generous open-plan kitchen/dining area. The kitchen is fitted with a breakfast bar, single oven, integrated microwave, and electric hob, while a separate utility room provides additional workspace and direct access to the garage. A bright conservatory extends from the kitchen, offering an additional reception space that enjoys views over the rear garden.

Upstairs, the property comprises four bedrooms, with the fourth currently utilised as a home office. A modern three-piece family bathroom and a convenient storage cupboard serve the upper floor. The spacious principal bedroom features built-in wardrobes and a private en suite shower room.





Total area: approx. 152.5 sq. metres (1641.5 sq. feet)

Garden & Grounds

French doors from the conservatory open onto a private south-facing rear garden, which has been thoughtfully landscaped to include a mix of lawn, patio, and raised decking—ideal for outdoor dining and relaxation. To the front, there is driveway parking for two vehicles along with access to the attached garage.

Additional Information

Freehold. All Mains Connected. Council Tax Band E.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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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