



Brookside, 48 Porthkerry Road
Rhoose, Vale Of Glamorgan, CF62 3HD

Watts
& Morgan



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Guide price: £995,000 Freehold

4 Bedrooms | 5 Bathrooms | 3 Reception Rooms

A most distinctive, modernist home thoughtfully designed to provide especially spacious accommodation coupled with south facing aspect and views over the surrounding area onto the Bristol Channel and North Somerset Coastline. Lounge, family room, study, superb kitchen/living/dining space opening to a paved terrace with gardens beyond. Also utility room and ground floor shower room/WC. To the first floor: principal bedroom with its own balcony, dressing area and en suite shower room; second, en suite guest bedroom; two further double bedrooms and a luxurious family bathroom with bath and separate shower. Seating areas to the rear leading onto a generous lawn from which there is access to the indoor pool and games room. Driveway parking and double garage.

EPC: C

Directions

Cowbridge Town Centre – 9.4 miles

Cardiff City Centre – 12.7 miles

M4 J33 Capel Llanilltern – 11.4 miles

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Summary of Accommodation

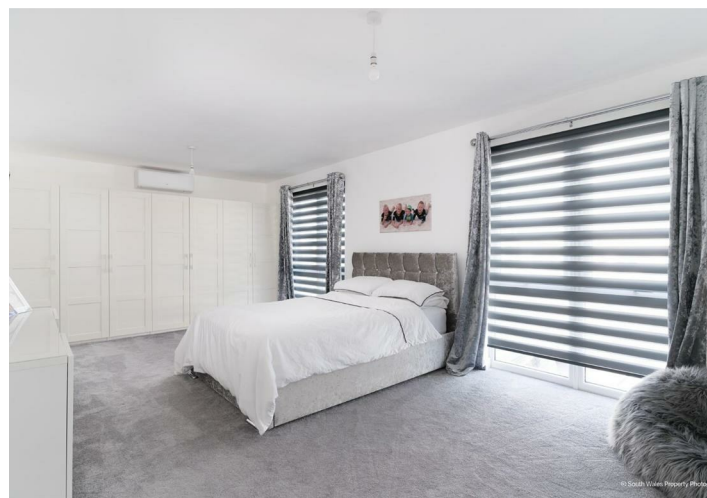
About the property

Brookside is a distinctive family home in the modernist style, of a unique design and providing most thoughtfully considered and especially spacious family accommodation that must be viewed for its scope to be fully appreciated. Inside, the property is a light filled space with inter-connecting, yet separate spaces for all the family. The entrance door opens into a porchway from which a step leads up into an impressive vestibule hallway with lantern lighting above and staircase, with glass balustrading, leading to the first floor. Doors lead from here to a family sitting room; to a study; to a store room; and to a ground floor shower room/WC. A broad, open archway links through to the kitchen/dining space. A family sitting room overlooks the front and is an ideal space for a second sitting room/play room. The study is a well-conceived space being fitted including a great range of storage, a fitted desk and a connecting door linking through to the side elevation. The heart of the home is a most impressive kitchen/living space positioned to the rear of the property with a wonderful fitted kitchen area with a comprehensive range of units and matching island with adjacent breakfast table. Appliances, where fitted, are to remain include hob, oven, oven/grill combi, warming drawer and microwave together with an integrated dishwasher. An American style fridge freezer is available by separate negotiation; the adjoining utility room provides both an integrated larder fridge and freezer with space and plumbing for washing machine and dryer. Bi-fold doors open to a south facing, paved terrace from which to appreciate the view over the garden. A second open square arch links into the lounge, the most recent addition to the property with a media wall as a focal feature and bi-fold doors opening to the south facing terrace.

The light-filled landing area has doors leading to all four bedrooms and to the family bathroom. The largest, principal bedroom has its own balcony from which to enjoy the same. A feature wall/bed head conceals a dressing area behind fitted with a broad range of hanging rails, drawers and dressing table. Beyond this is a neat en suite shower room with broad, deep shower cubicle and twin hand basins. A second guest bedroom is also en suite and features its own dressing area with fitted storage. Bedroom three looks to the front elevation and includes a fitted wardrobes whilst the fourth bedroom enjoys the sweeping views over the garden and the surrounding area onto the Bristol Channel and North Somerset coastline beyond. Family bathroom is stylishly modern with slipper bath and separate shower cubicle.

Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Underfloor heating to much of the ground floor. Council tax: Band F



Garden & Grounds

Brookside is approached from Porthkerry Road over a driveway running through a deep grass verge and via a broad, electric gated entrance. An expansive forecourt parking area fronts the property giving access to the double garage. The garage (approx. max 5.4m x 5.2m) has power and water connected and includes, to one end, a good range of storage units; there is an external car charging point to the rear. Gated entrances, to two sides of the property, lead to pathways through into the garden. The rear garden enjoys a great southerly aspect. It is screened and sheltered by high walling and fencing. The garden provides distinct areas including a paved terrace leading down to a second, larger seating area with custom made bench seating and an adjacent astro-turf putting green. This leads, in turn, onto a larger area of lawn from which there is access into the leisure complex. This suite of rooms includes a pool room and an adjacent gym / games room. The heated indoor pool is approximately 7m x 3m and is surrounded by paving. Adjacent to this is a hot tub and beyond which, to one corner, is a fitted bar area. To the opposite end of the leisure complex is a sauna room; a shower/changing room; and a plant room containing the pool workings

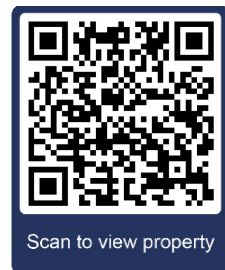


Total area: approx. 477.3 sq. metres (5137.1 sq. feet)



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	

Current: 80 Potential: 84



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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