

27 Crib Y Sianel

Rhoose Point

Prime location, exceptional 6 bed detached house with stunning Channel views. Versatile accommodation over 3 levels, 2/3 receptions & 5/6 beds. Stylish kitchen, en-suite & 2 further bathrooms. Parking, garage & landscaped garden. A remarkable family home with unique features.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SCINTILLATING VIEWS OF THE CHANNEL
- VERSATILE ACCOMMODATION OVER 3 LEVELS
- 2/3 RECEPTIONS AND 5/6 BEDROOMS
- STYLISH KITCHEN WITH PENINSULA DINING AREA
- EN-SUITE AND TWO FURTHER BATHROOMS
- EXCELLENT PARKING PROVISION & SINGLE GARAGE
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN; EPC RATING B85





Entrance Hall

Accessed via a central composite front door with frosted glazed number panel. There is a Polyflor Camaro floor covering and carpeted staircase with spindle balustrade leading to the first floor, matching panelled doors lead to the living room, study, utility/WC and kitchen/dining room. There is also an under stair storage cupboard and hand pull out show drawer, plus a radiator.

Living Room

13' 5" x 12' 3" (4.09m x 3.73m)

Carpeted, this stylish reception room has a front window and a radiator.

Study/Playroom

7' 0" x 6' 6" (2.13m x 1.98m)

A handy second reception room which has a front window and radiator. Superb 2019 Polyflor Camaro flooring.

Kitchen/Diner

25' 11" x 10' 3" (7.89m x 3.12m)

An excellent size room running the full width of the property and with superb 2019 Polyflor Camaro flooring.. The kitchen area has matching eye level and base units in high gloss white with complementing work tops. There is a gas hob with double electric oven and grill under plus an extractor over. Further integrated dishwasher and space for fridge freezer as required. Rear window. The dining space has uPVC French style doors leading onto the landscaped rear garden and an extensive peninsular style breakfast bar giving additional storage under which complements the kitchen. Radiator, concealed boiler and mosaic style tiled splash backs.





Utility/WC

6' 6" x 5' 4" (1.98m x 1.62m)

With a superb 2019 Polyflor Camaro flooring, there is a white close coupled WC, wash basin with vanity cupboard under, space for a washing machine and tumble dryer over as required. Opaque side window, radiator.

Landing

With a carpeted flooring and further staircase leading to the second floor. Front window with channel view plus there are panel doors leading to bedrooms, two, four, five and six and to an airing cupboard.

Bedroom Two

9' 11" x 9' 9" (3.02m x 2.97m)

A carpeted double bedroom with side window, radiator and panel door to the en-suite.

En-Suite - 9' 6" x 5' 10" (2.89m x 1.78m)

A large en-suite with 2019 Polyflor Camaro flooring. There is a white close coupled WC, pedestal basin and fully tiled double shower unit with thermostatic shower. Opaque rear window with deep tiled sill matching splash backs. Radiator and shaver point.

Bedroom Four

10' 11" x 8' 4" (3.32m x 2.54m)

A carpeted bedroom with rear window, radiator and single wardrobe.

Bedroom Five

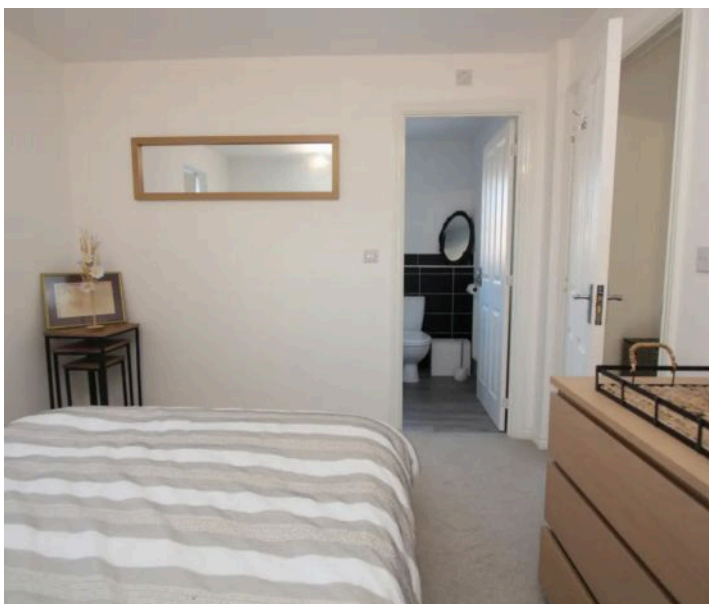
10' 1" x 8' 4" (3.07m x 2.54m)

With a front window, radiator and recessed single wardrobe.

Bedroom Six

9' 0" x 7' 0" (2.74m x 2.13m)

A carpeted single bedroom with front window offering channel views plus radiator. (this bedroom plus bedroom two could be reincorporated as one larger master bedroom as per the original Taylor Wimpey design.





Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)

In immaculate order and with a close coupled WC, pedestal basin and bath with a mixer shower off the taps plus shower screen. Opaque rear window plus deep tiled sill with matching splash backs. Superb 2019 Polyflor Camaro flooring, and radiator.

Landing

With a carpeted staircase there are panel doors leading to the two bedrooms and shower room WC which in essence acts as an en-suite to both.

Bedroom One

14' 2" x 12' 4" (4.31m x 3.76m)

A carpeted double bedroom with rear Velux style window with pull down blind plus there are French doors which lead out onto a front facing glass balcony offering the stunning channel views via a balustrade. Radiator.

Bedroom Three

16' 8" x 9' 9" (5.08m x 2.97m)

A carpeted double bedroom with rear Velux window with pull down blind. French doors lead out onto a front facing glass balcony enjoying channel views. Panel door to a handy wardrobe plus radiator.



Shower Room

7' 6" x 4' 2" (2.28m x 1.27m)

In white with a close coupled WC, pedestal basin plus single fully tiled shower with thermostatic shower inset. Rear opaque window with tiled sill and matching splash back. Easy wipe flooring, shaver point and radiator.



FRONT GARDEN

The boundary runs from along the street to the front of the property, there is a false lawn section with wrought iron railing boundary with convenient access gate.

REAR GARDEN

A beautifully landscaped garden initially with a full width of patio, this then extends onto a false lawned area which in turn leads to a sun deck. Here there is access to the garage via a pedestrian door. The garden is fully enclosed by a mix of brick wall and well kept timber fencing.

GARAGE

Single Garage

19' 11 x 10' 4 - A single garage accessed via an up and over door from the front with power and lighting provided.

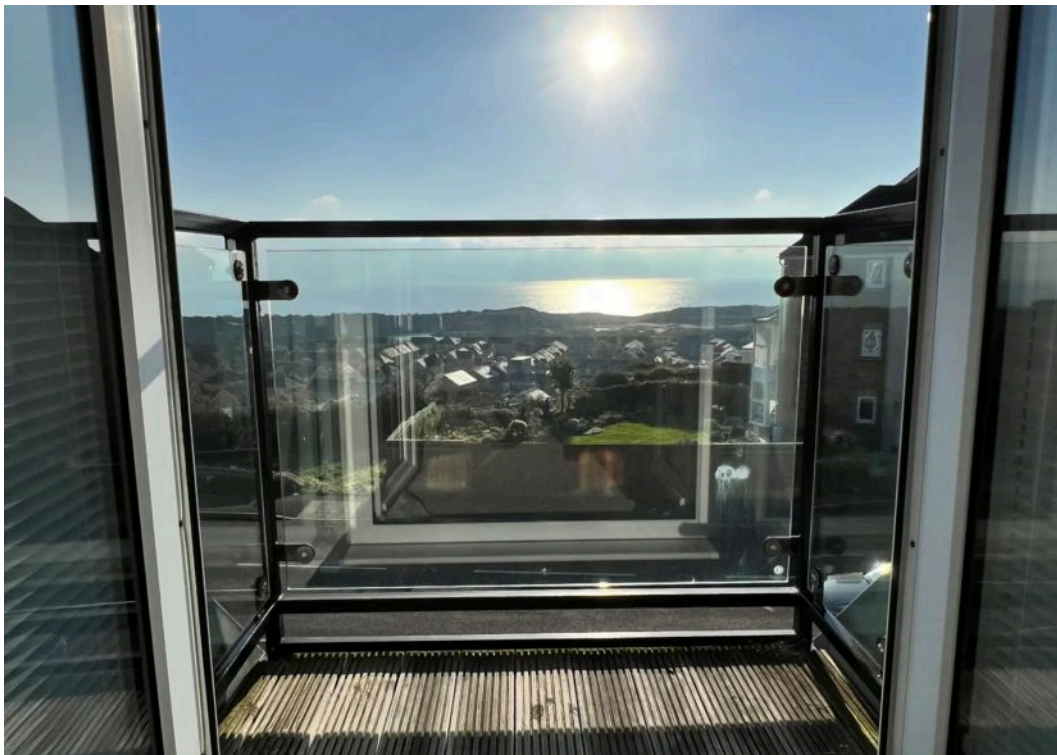
DRIVEWAY

6 Parking Spaces

Areas giving plenty of parking with adjacent false lawn section. There is a further parking area to the opposing side of the property with access to the single garage.







Energy Efficiency Rating

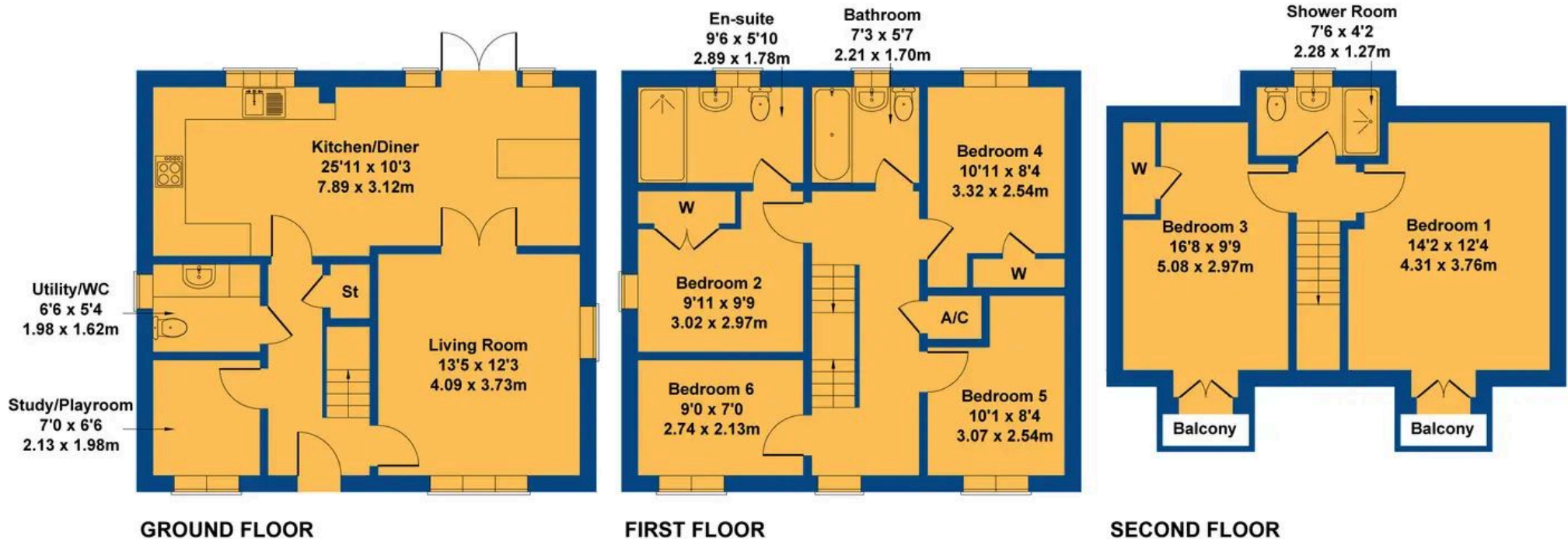
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		100
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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Approximate Gross Internal Area
1636 sq ft - 152 sq m



Not to Scale. Produced by The Plan Portal 2023
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