

54 Cilgant Y Meillion, Rhoose

£325,000 Freehold

BEAUTIFULLY PRESENTED 3 BED DETACHED FAMILY HOME • FULLY INTEGRATED APPLIANCES, INCLUDING A SMEG GAS HOB • THREE DOUBLE BEDROOMS • BATHROOM AND EN-SUITE • DRIVEWAY FOR 2 VEHICLES (SIDE BY SIDE) • FULLY ENCLOSED, TRANQUIL REAR GARDEN • EPC RATING TBC • MOVE IN READY





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Step inside this immaculate three bedroom detached house and discover a home that perfectly blends modern comfort with family-friendly practicality. The spacious entrance hall welcomes you with a warm, inviting atmosphere, leading you into a bright and airy living room that is ideal for relaxing evenings or entertaining friends. The heart of the home is the contemporary kitchen and dining area, featuring sleek cabinetry, fully integrated appliances (including a premium Smeg gas hob), and ample workspace for keen cooks. Upstairs, you'll find three generously sized double bedrooms, offering plenty of space for family or guests. The master bedroom benefits from a stylish en-suite, while the main family bathroom is finished to a high standard with modern fixtures and fittings. With a neutral décor throughout and quality flooring, this property is truly move-in ready, allowing you to settle in and make it your own from day one.

Step outside to discover an equally impressive exterior. The property boasts a fully enclosed rear garden, offering a tranquil and private setting for alfresco dining, children's play, or simply unwinding at the end of the day. There is a raised decking area perfect for summer barbeques and outdoor entertaining, while a handy side gate provides convenient access to the front. To the front of the house, a generous driveway allows for side-by-side parking for two vehicles, ensuring there's always space for you and your guests. Located in a vibrant and friendly neighbourhood, you'll enjoy easy access to local shops, excellent schools, parks, and reliable transport links, making this an ideal spot for professionals alike. This is a fantastic opportunity to secure a beautifully presented home in a sought-after location. Book your viewing today and see for yourself all that this property has to offer.

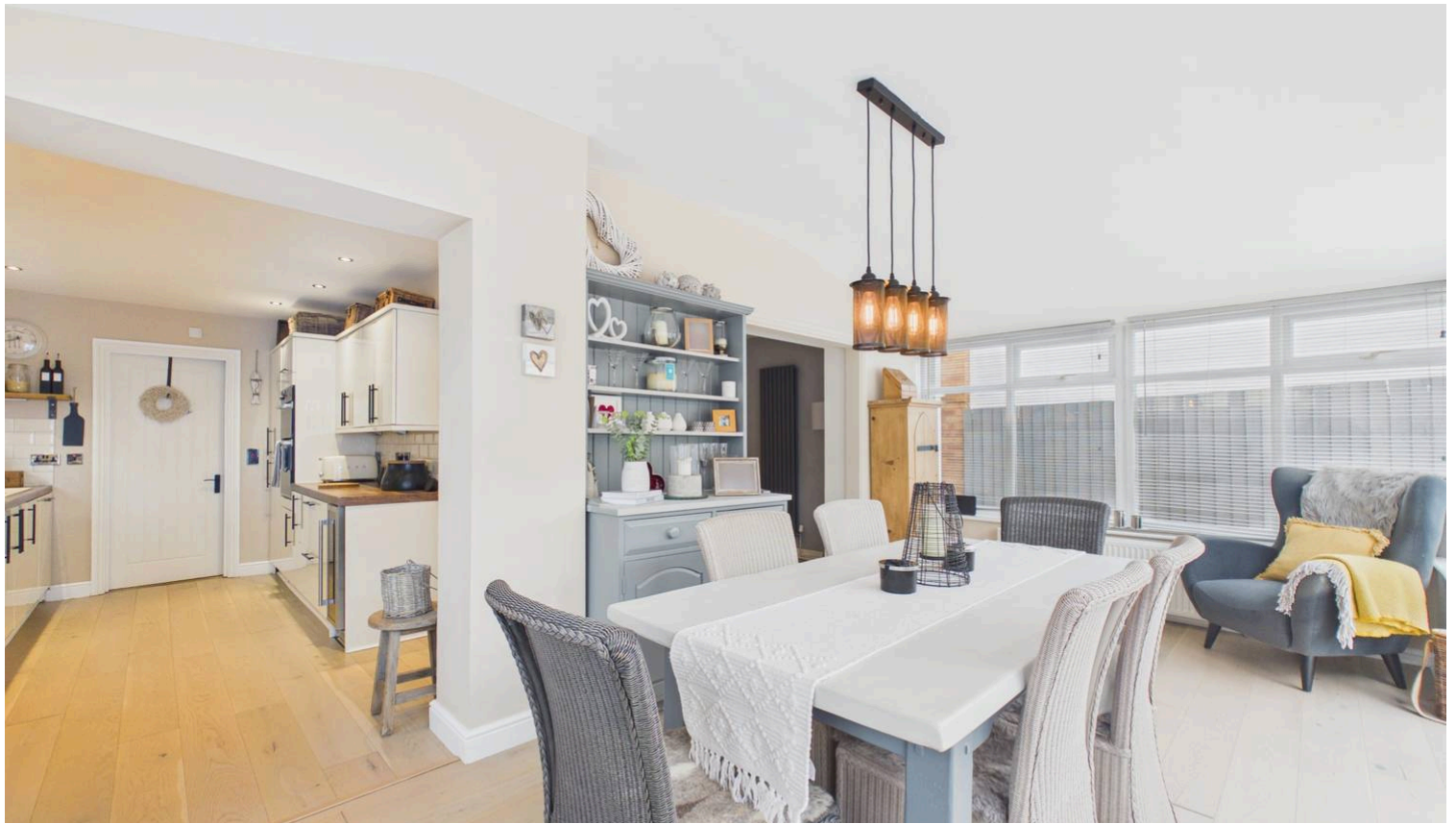
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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Entrance Hall

Cloakroom WC

2' 11" x 5' 1" (0.88m x 1.55m)

Living Room

10' 11" x 18' 10" (3.32m x 5.74m)

Sun Room

18' 1" x 9' 10" (5.52m x 2.99m)

Kitchen

14' 1" x 8' 2" (4.30m x 2.48m)

Utility Room

8' 1" x 7' 7" (2.47m x 2.31m)

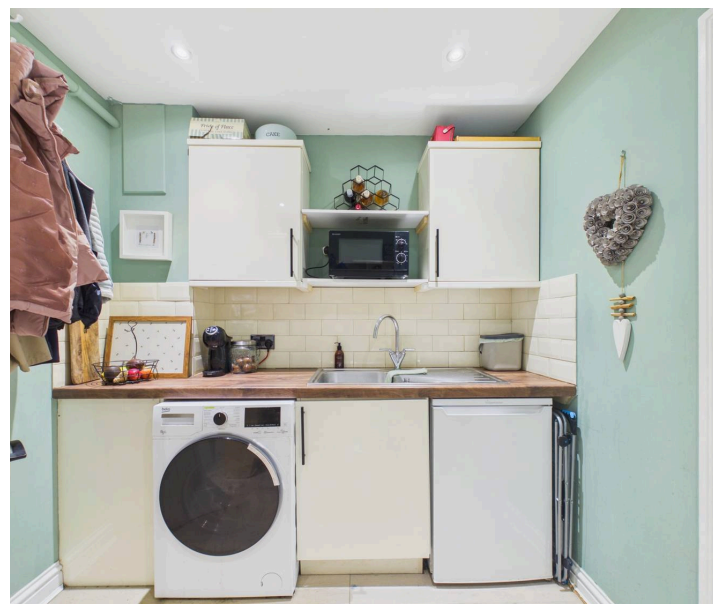
Garage / Store

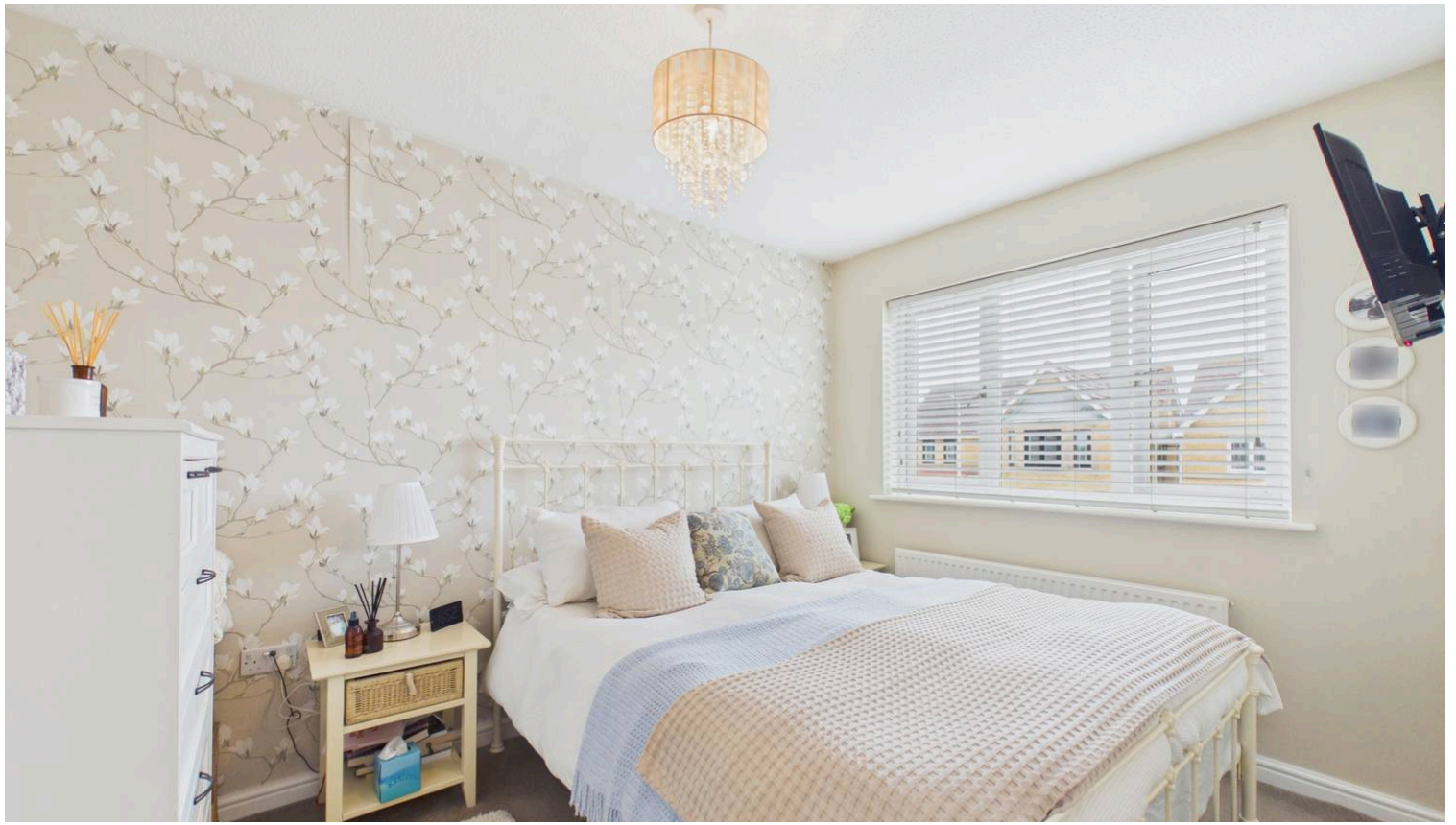
Part of the garage has been utilised for the Utility Room and it is not large enough to park a car. Power and lighting provided.

Landing

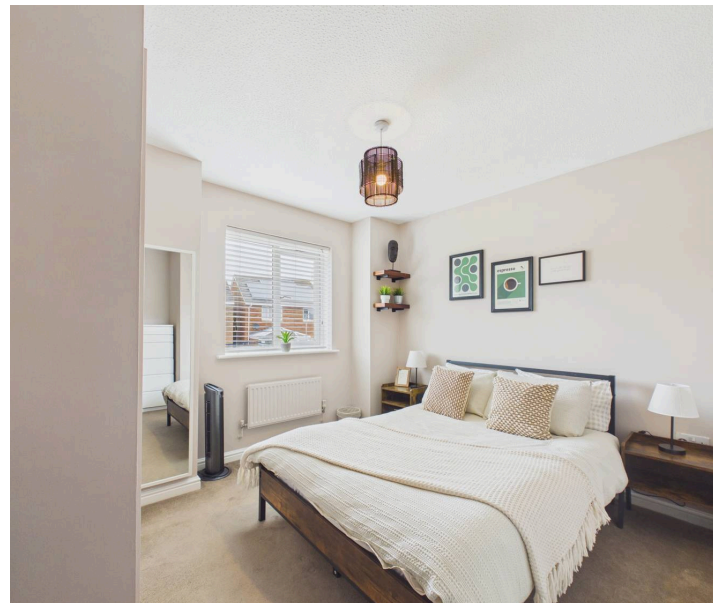
Bedroom One

16' 6" x 11' 5" (5.03m x 3.48m)





- En-suite**
10' 9" x 3' 1" (3.27m x 0.95m)
- Bedroom Two**
10' 11" x 9' 8" (3.34m x 2.94m)
- Bedroom Three**
8' 6" x 11' 2" (2.58m x 3.41m)
- Bathroom WC**
7' 7" x 6' 4" (2.31m x 1.92m)





REAR GARDEN

FRONT GARDEN



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