

Porthkerry Road, Rhoose

£1,095,000 Freehold

This impressive four bedroom detached house offers a rare combination of luxury living and convenience, situated close to the airport for easy travel connections.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Front

Driveway entered via large electric sliding gate providing parking for up to eight vehicles. Access to a detached double garage with composite sectional electrically operated door. Access to side door. Raised flower bed area to the side and behind the garage.

Entrance Hallway

Access into the hallway via specialist design oversized front door with obscure glazed centre panels. Smoothly plastered ceiling and walls. Mandarin stone porcelain tiled floors and underfloor heating. Six meter high ceiling with two roof lights allowing an abundance of natural light dived by modern light fittings with surround spot lights. Painted hardwood staircase and handrail with modern glass in fills. The hallway has a staircase leading to the first floor and doors off the hallway leading to a shower room, boiler room, lounge, office and impressive open plan kitchen/living/dining room with bi folding doors open to the garden/patio area. There is also a utility room, family room and office located off the kitchen.

Media Room

4' 2" x 6' 7" (1.28m x 2.00m)

Located off the Hallway this room consists of a 50 inch tv to watch CCTV, all ports for CAT 6 cabling throughout. Digital aerial station, and two RCD boards along with ample storage for shoes and coats.

Living Room

22' 4" x 11' 3" (6.80m x 3.44m)

Smoothly plastered ceiling with inset spotlights. Inset speakers to be used as surround sound or separate blue tooth system. Modern false chimney breast/media wall finished in Mandarin Stone split face tiles. Smoothly plastered wall. Two oversized double glazed windows to the front elevation. Traditional heating with two modern tall radiators and one traditional style radiator finished in Anthracite grey. Large pile grey carpet flooring.

Kitchen/Living/Dining Room

14' 1" x 21' 9" (4.28m x 6.64m)

Extremely modern kitchen with units sunk into a false wall. Tall wall units comprising of storage, pull out pantry, tall fridge and freezer, two Neff hide and slide self cleaning oven/grills. Neff microwave and Neff warming draw. To the front a large island with stone waterfall work surface comprising of five ring induction hob with extractor fan inset to bulkhead above. Dishwasher and impressive Insinkarator which is a four way tap which includes instant hot water and filtered water. With plenty of room for cooking and prepping. The bulkhead also has two modern light fittings to remain. Smooth plastered ceiling with inset spotlights.

Master Bedroom

16' 2" x 18' 1" (4.92m x 5.50m)

Plastered ceiling with inset spotlights and pendant, plastered walls and ceiling, fitted carpet. Oversized floor to ceiling sliding doors to balcony which overlooks rear south facing garden and far reaching views of the Bristol Channel. Air conditioning unit. Openings to en-suite shower and dressing area. Two Radiators

En-suite

Plastered ceiling with inset spotlights and plastered walls, floor to ceiling Porcelain tiles, walk in shower cubicle, His and hers vanity wash hand basin and low level W.C., Electric underfloor heating along with Anthracite grey Towel radiator.

Dressing Area

Plastered ceiling with inset spotlights and plastered walls, fitted carpet. Fitted wardrobes wrapping around the room.

Bedroom Two

23' 7" x 9' 3" (7.20m x 2.81m)

Plastered ceiling and plastered walls, fitted carpet, Large Picture double window overlooking front. Two Radiators. Air conditioning unit. Door leading to dressing room and en suite.

Dressing Room

8' 1" x 7' 7" (2.46m x 2.31m)

Plastered ceiling and plastered walls, Fitted carpet. Fitted wardrobes to both sides. Door leading to en-suite.

En-suite Shower Room

Plastered ceiling with inset spotlights and plastered walls, floor to ceiling Porcelain tiles, walk in shower cubicle, vanity wash hand basin and low level w.c. Double glazed obscure window to front elevation. Electric underfloor heating and Chrome Towel radiator.

Bedroom Three

20' 9" x 11' 8" (6.32m x 3.55m)

Plastered ceiling and plastered walls, Two large Double glazed windows overlooking front elevation. Fitted carpet. Fitted wardrobes. Air conditioning unit and Radiator.

Bedroom Four

16' 10" x 12' 8" (5.12m x 3.86m)

Plastered ceiling and plastered walls, Oversized floor to ceiling picture window overlooking rear elevation. Fitted carpet. Air conditioning unit and two radiators.

Family Bathroom

Plastered ceiling with inset spotlights and plastered

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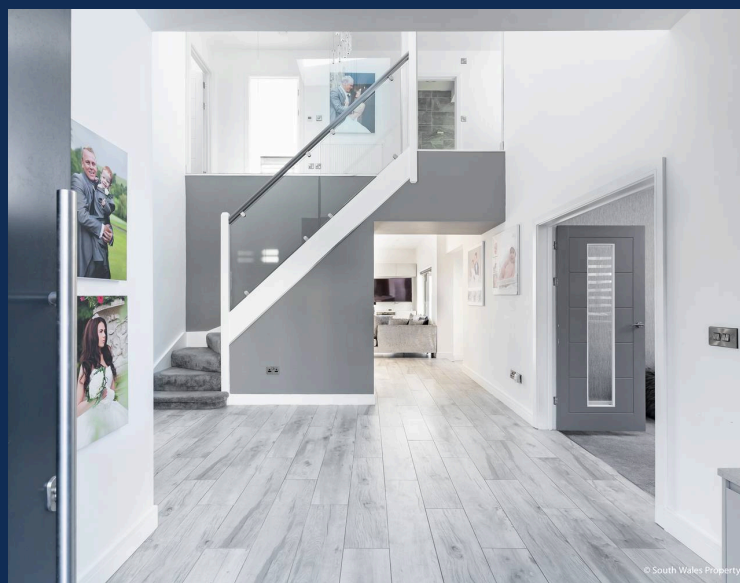
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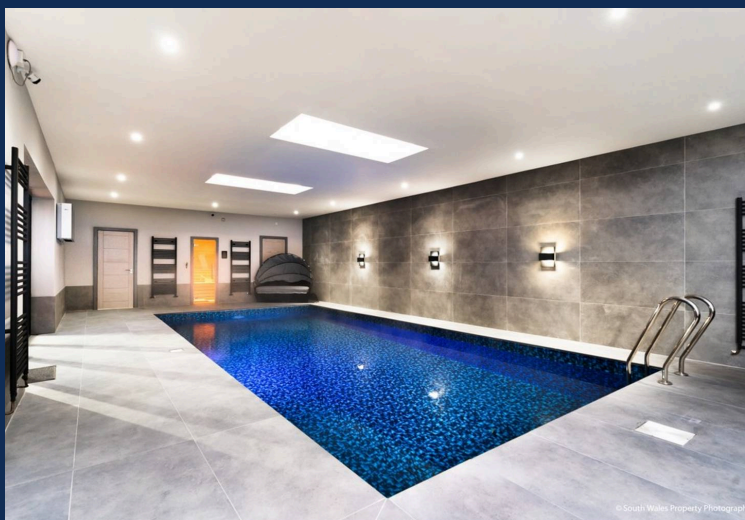
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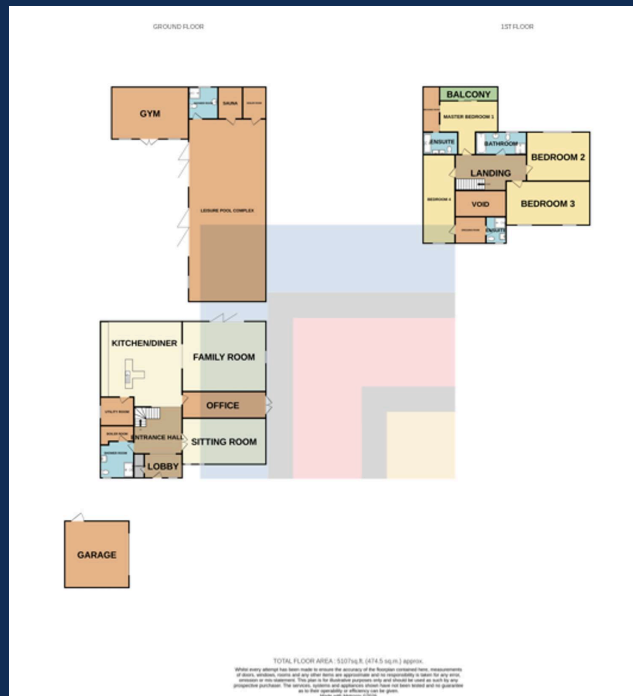




REAR GARDEN

A Large contemporary enclosed south facing garden with impressive high level wall to right and remaining finished in feather edge board. Mandarin Stone patio with purpose built cooking station with Large Big green egg. Steps descending decking area with inset Hot Tub, Inset Artificial grass Proline10 putting green. Large Lawn area with Path leading to Gym. Access to both sides of the house via contemporary pedestrian gates matching the front.





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