



22 Cilgant Y Meillion, Rhoose

£445,000 Freehold

NO ONWARD CHAIN • 4 BED DETACHED FAMILY HOME • DOUBLE GARAGE • FULLY ENCLOSED REAR GARDEN • EPC RATING TBC • WITHIN COWBRIDGE CATCHMENT • RHOOSE POINT LOCATION





Offered to the market with no onward chain, this impressive four bedroom detached family home is situated in the highly sought-after Rhoose Point location, within the desirable Cowbridge catchment area. The property presents an ideal opportunity for families seeking a spacious and versatile home, featuring a welcoming entrance hall that leads to a generous living room, perfect for relaxing or entertaining guests. The separate dining room provides a formal setting for family meals or special occasions, while the well-appointed kitchen is fitted with a range of units and space for a table and chairs, complemented by an adjoining utility room for added convenience. Upstairs, the property offers four well-proportioned bedrooms, including a principal suite with en suite shower room, and a contemporary family bathroom serving the remaining bedrooms. The home benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency in all seasons. A notable feature is the double garage, providing ample space for secure parking and additional storage, as well as a driveway accommodating further vehicles. The fully enclosed rear garden is ideal for children and pets, offering a safe and private environment for outdoor enjoyment. The property's location is particularly advantageous, being close to local amenities, reputable schools, and excellent transport links, making commuting and daily life exceptionally convenient. With its combination of generous living space, modern comforts, and a prime position within the Rhoose Point development, this home is perfectly suited to growing families or those seeking to upsize. Early viewing is highly recommended to appreciate the full extent of the accommodation and the quality of lifestyle on offer in this vibrant community. This is a rare opportunity to acquire a substantial family home in a prestigious setting, with the added benefit of no onward chain, ensuring a smooth and straightforward purchase process. For more information or to arrange a viewing, please contact our office at your earliest convenience.

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EPC Energy Rating: D

EPC Environmental Impact Rating: D



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Porch
5' 7" x 4' 3" (1.71m x 1.30m)

Hallway
9' 4" x 12' 11" (2.84m x 3.93m)

Study
7' 3" x 6' 11" (2.21m x 2.12m)

Living Room
10' 11" x 14' 10" (3.32m x 4.51m)

Sunroom
9' 2" x 11' 0" (2.80m x 3.35m)

Second Reception Room
9' 7" x 9' 2" (2.92m x 2.80m)

WC
5' 7" x 2' 9" (1.70m x 0.85m)

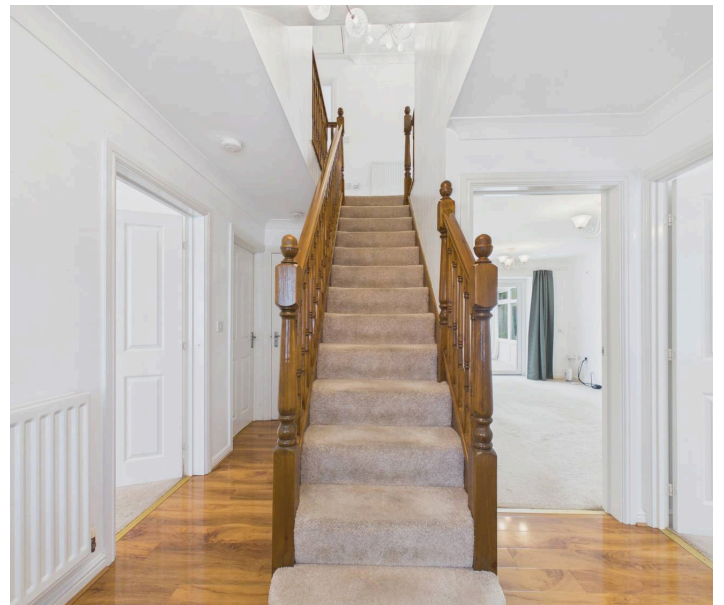
Kitchen/ Diner
9' 8" x 15' 1" (2.94m x 4.60m)

Utility Room
5' 6" x 5' 9" (1.68m x 1.75m)

Landing
10' 2" x 4' 4" (3.10m x 1.33m)

 (3.37m x 3.44m)

En-Suite





Landing

10' 2" x 4' 4" (3.10m x 1.33m)

Bedroom One

11' 1" x 11' 3" (3.37m x 3.44m)

En-Suite

5' 9" x 6' 4" (1.74m x 1.94m)

Bedroom Two

9' 8" x 9' 11" (2.94m x 3.03m)

Bedroom Three

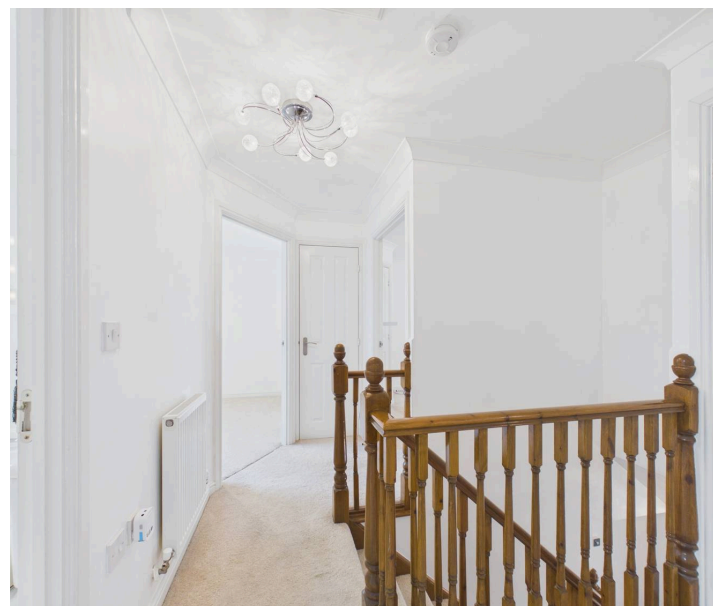
9' 9" x 9' 9" (2.96m x 2.96m)

Bedroom Four

9' 8" x 7' 11" (2.94m x 2.42m)

Bathroom

7' 3" x 6' 1" (2.20m x 1.85m)





Rear Garden

Double Garage

5.61m x 5.61m - with power and lighting provided



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