



## 26 Maes Lindys, Rhoose

£333,000 Freehold

4 BEDROOM DETACHED IN A CUL DE SAC • 2 RECEPTION ROOMS PLUS CONSERVATORY • WELL APPOINTED KITCHEN WITH SPACE FOR DINING TABLE • UTILITY ROOM, CLOAKS/WC AND EN-SUITE • FAMILY BATHROOM WITH BATH AND SHOWER CUBICLE • ENCLOSED REAR GARDEN, DRIVE AND DETACHED GARAGE • EPC RATING C71





This 4 bedroom detached house is the ultimate dream home. Tucked away in a peaceful cul de sac, it offers the perfect retreat from the hustle and bustle of every-day life. Inside, you'll find not one, but two reception rooms, giving you plenty of space to entertain guests or relax with the family. And if that's not enough, there's even a conservatory where you can enjoy the views of the well-tended garden. The kitchen is a true gem, with ample space for a dining table where you can enjoy your meals in style. Plus, there's a utility room, a handy cloakroom with WC, and an en-suite bathroom for added convenience. And let's not forget the family bathroom, complete with both a bath and a shower cubicle.

Speaking of the gardens there is a mainly lawned front garden, with path leading to the front door. To the side, you'll find a drive and a detached garage. The rear garden has a gated access to the drive and a convenient uPVC door leading to the garage, it's also the perfect setup for those who love spending time outdoors. The garden boasts areas of patio, lawn, and a small corner deck. And don't forget, there's even useful side access for all your storage needs.

The rail connection at Rhoose is a 7-10 minute walk away and the Nature Reserve is literally a stones' throw away.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Entrance Hall**  
**Cloakroom WC**

**Living Room**  
16' 3" x 11' 7" (4.95m x 3.53m)

**Dining Room/ Second Reception Room**  
12' 1" x 8' 10" (3.68m x 2.69m)

**Conservatory**  
10' 9" x 9' 3" (3.27m x 2.82m)

**Kitchen**  
14' 1" x 9' 3" (4.29m x 2.82m)

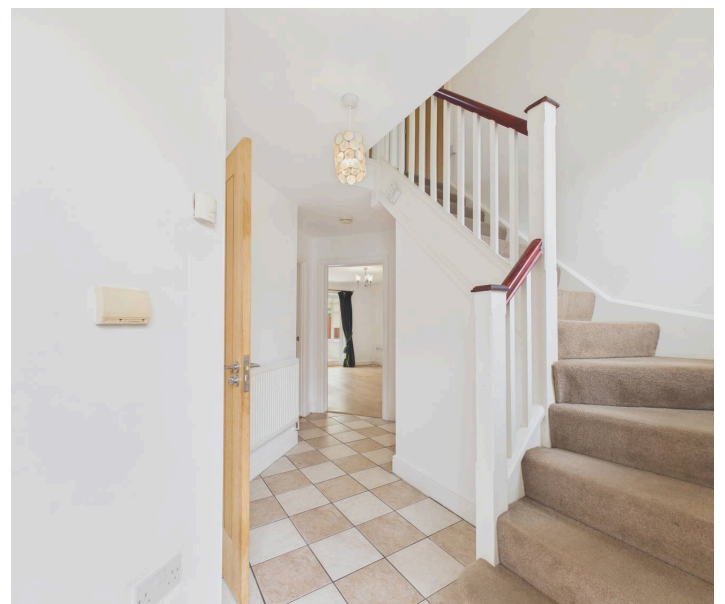
**Utility Room**

**Landing**

**Bedroom One**  
11' 10" x 11' 6" (3.60m x 3.50m)

**En-Suite**

**Bedroom Two**  
12' 3" x 9' 1" (3.73m x 2.77m)

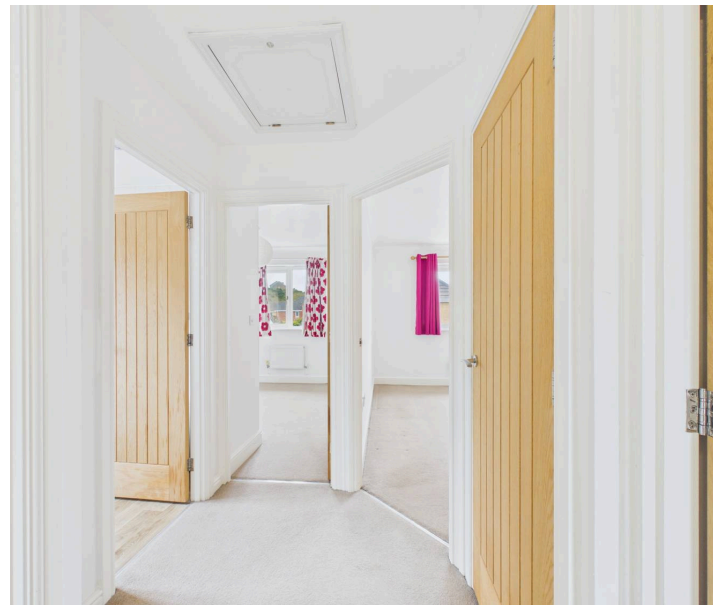
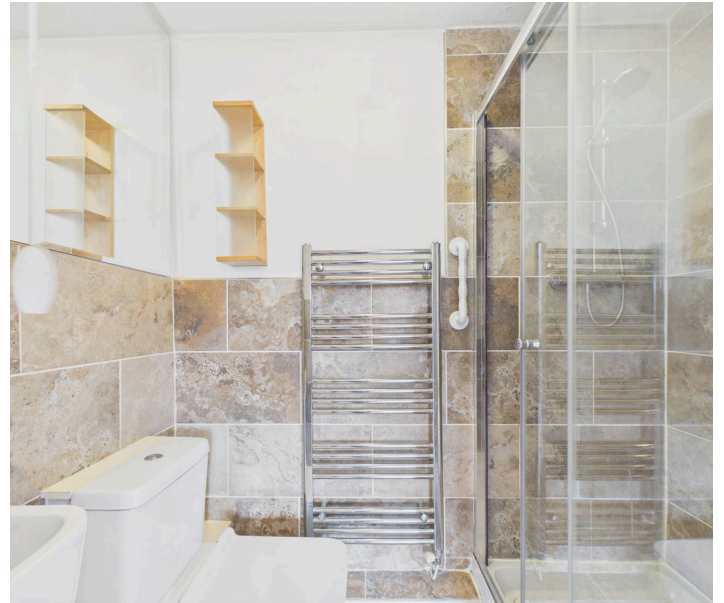




**Bedroom Three**  
9' 6" x 8' 10" (2.89m x 2.69m)

**Bedroom Four**  
11' 6" x 7' 5" (3.50m x 2.26m)

**Bathroom/WC/Shower**





REAR GARDEN

FRONT GARDEN



blackbear