



## 3 Llwyn Y Gog, Rhoose

£395,000 Freehold

BEAUTIFULLY PRESENTED, 4 BED DETACHED FAMILY HOME • FULLY ENCLOSED REAR GARDEN • SINGLE GARAGE AND TWO SIDE BY SIDE PARKING SPACES TO THE REAR • EPC RATING TBC • FOUR DOUBLE BEDROOMS • SITUATED ON RHOOSE POINT • CLOSE PROXIMITY TO TRAVEL LINKS AND COASTAL PATH WALKS





This beautifully presented four bedroom detached family home is situated in the highly sought after Rhoose Point development. The property offers spacious and versatile accommodation, making it ideal for growing families. Upon entering, you are greeted by a welcoming hallway leading to a generous living room, a modern fitted kitchen and a separate dining area perfect for entertaining. Upstairs, there are four double bedrooms; three of which have fitted wardrobes, including a principal bedroom with en-suite shower room, as well as a contemporary family bathroom. The home benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency. With an EPC rating to be confirmed, this residence is within close proximity to excellent travel links, local amenities, and scenic coastal path walks, making it a convenient and desirable location for commuters and those who enjoy the outdoors.

To the rear of the property, you will find a fully enclosed garden, providing a safe and private space for children to play or for relaxing and entertaining guests. The garden is mainly laid to patio, complemented by a level faux lawned area that is perfect for al fresco dining during the warmer months. There is direct access to a single garage, offering secure storage or parking with power and lighting, and two side by side parking spaces to the rear of the property, ensuring ample off-road parking for multiple vehicles. There is also an EV charger installed. The well maintained front garden adds to the property's kerb appeal.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





**Hallway**

17' 6" x 5' 9" (5.34m x 1.76m)

**Office/ Second Reception Room**

11' 2" x 6' 11" (3.40m x 2.11m)

**Living Room**

15' 2" x 13' 1" (4.63m x 3.99m)

**WC**

3' 4" x 3' 9" (1.02m x 1.15m)

**Kitchen**

13' 6" x 13' 0" (4.11m x 3.95m)

**Dining Room**

10' 2" x 8' 10" (3.10m x 2.69m)

**Landing**

9' 5" x 8' 11" (2.86m x 2.73m)

**Bedroom One**

11' 5" x 11' 2" (3.48m x 3.40m)

**En-Suite**

7' 7" x 4' 11" (2.30m x 1.50m)





**Bedroom Two**  
10' 7" x 11' 3" (3.22m x 3.43m)

**Bedroom Three**  
9' 6" x 9' 2" (2.89m x 2.80m)

**Bedroom Four**  
8' 11" x 8' 10" (2.71m x 2.68m)

**Bathroom**  
7' 7" x 5' 7" (2.30m x 1.69m)





REAR GARDEN

FRONT GARDEN



blackbear