

‘Meuhlau’, Cross Common Road, Vale of Glamorgan.



A well presented spacious five bedroom detached property situated rural surroundings but within easy access to Penarth and Cardiff. The property comprises entrance hall, living room, dining room, study, kitchen, utility room, cloakroom and conservatory. Five double bedrooms to first floor, two with en-suites and family bathroom. The property benefits from large gardens to front and rear, double garage, swimming pool and a large balcony/roof terrace. EPC - C.

Guide Price £828,000 Freehold

Ref: 17001

‘Meuhlau’ Cross Common Road.

ACCOMMODATION

ENTRANCE HALL

Entered via a decorative glazed panel Upvc door, Upvc double-glazed window to front, solid wood flooring, stairs to first floor, BT point and radiator.

KITCHEN 13' 8" x 21' 7" (4.19m x 6.59m)

A fitted kitchen comprising with floor and wall units with cupboards and drawers, composite worktop with 1 1/2 ceramic sink drainer with mixer tap over and tiled splash back, island unit with breakfast bar. Integrated appliances include 'SMEG' dish washer, range cooker with stainless steel and glass cooker hood, American style fridge/freezer with drinks dispenser. Tiled floor, Upvc glazed panel French doors to rear garden, two Upvc double-glazed windows to rear, inset ceiling spotlights, feature radiator. Cupboard with gas boiler.

UTILITY ROOM 10' 9" x 7' 10" (3.30m x 2.41m)

Stainless steel sink drainer unit with worktop, space and plumbing for washing machine, tiled floor, Upvc double-glazed window to rear, Upvc glazed panel door to side.

CLOAK ROOM

A white suite comprising low-level WC, wash hand basin and tiled floor.

DINING ROOM 16' 1" x 11' 0" (4.92m x 3.37m)

Upvc double-glazed windows to front and side, log burner with surround, wood effect laminated flooring, two wall lights and radiator. Archway to study.

STUDY 16' 5" x 7' 10" (5.01m x 2.40m)

Upvc double-glazed window to front, wood effect laminated flooring and radiator.

LIVING ROOM 26' 5" x 12' 11" (8.06m x 3.95m)

Solid wood flooring, feature fire place with surround, three wall lights, Upvc double-glazed windows to front and rear, skirting radiator. Upvc glazed panel door to conservatory.

CONSERVATORY 15' 4" x 18' 8" (4.69m x 5.69m)

A large conservatory with dwarf wall, Upvc French doors to rear garden, two wall lights. Doors to two large store rooms.

FIRST FLOOR

LANDING

Fitted carpet, Upvc double-glazed panel door to balcony and roof terrace and radiator.

BEDROOM ONE 19' 8" x 11' 0" (6.00m x 3.37m)

Upvc double-glazed windows to front and side, fitted carpet, two wall lights and radiators.

ENSUITE 6' 7" x 10' 10" (2.01m x 3.31m)

A white suite comprising walk-in shower with glazed screen, low-level WC, wash hand basin, heated chrome towel rail, tiled floor and wall, Upvc double-glazed to rear, inset ceiling spot lights, attic access and radiator.

BEDROOM TWO 13' 10" x 10' 5" (4.24m x 3.20m)

Upvc double-glazed window to rear, stripped wood flooring and radiator.

ENSUITE 10' 9" x 3' 10" (3.28m x 1.18m)

A white suite comprising large shower cubicle with glazed shower screen, low-level WC, pedestal wash hand basin and wood effect laminated flooring.

BEDROOM THREE 12' 2" x 14' 10" (3.73m x 4.53m)

Upvc double-glazed window to front, fitted carpet and radiator.

INNER HALLWAY

Fitted carpet and attic.

BEDROOM FIVE 8' 7" x 8' 5" (2.62m x 2.57m)

Currently used as a dressing room for Bedroom one. Fitted carpet, Upvc double-glazed window to front and radiator.

BEDROOM FOUR 14' 3" x 8' 3" (4.35m x 2.52m)

Upvc double-glazed window to rear, fitted carpet and radiator.

BATHROOM 10' 8" x 6' 9" (3.27m x 2.06m)

A white suite comprising walk-in shower with glazed screen, freestanding bath with hand held shower to taps, pedestal wash hand basin, low-level WC, feature heated towel rail. Tiled floor and walls, Upvc obscured double-glazed window to rear, inset ceiling spot lights and radiator.



OUTSIDE

Front

A gravelled driveway providing parking for several cars leading to double garage with up and over doors, outside lighting and large area to lawn.

Rear

A large rear garden mainly laid to lawn with mature shrub and flower borders, large decked patio, the swimming pool has been decked over.

COUNCIL TAX

We are verbally informed by the Vale of Glamorgan Council that the property is within Band .

TENURE

Freehold

POST CODE

CF64 3UU

MEASUREMENTS

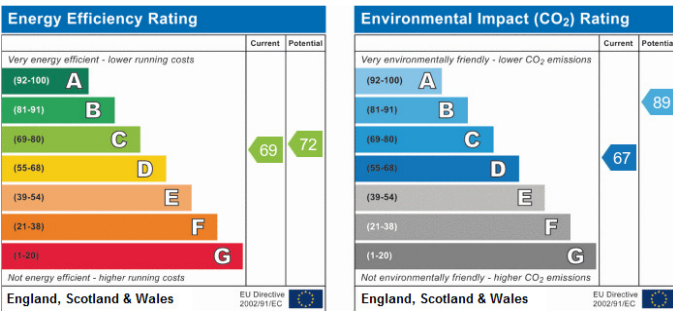
All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.





Ground Floor

Approx. 154.2 sq. metres (1659.6 sq. feet)



First Floor

Approx. 158.7 sq. metres (1708.6 sq. feet)

