



# LLANMEAD GARDENS

RHOOSE

# LLANMEAD

RHOOSE, CF623HX

£400,000 -

FREEHOLD



4 Bed



2 Bath



sq ft

Welcome to this stunning property located in Llanmead Gardens, Rhooose, Barry. This detached house boasts not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there is ample space for the whole family to enjoy.

One of the standout features of this home is its impressive garden, offering a tranquil retreat where you can unwind amidst nature's beauty. The open-plan layout adds a contemporary touch to the property, creating a seamless flow between the living spaces. The double garage provides secure parking and additional storage space, a rare find in many properties.

Call KNIGHTS today to arrange a viewing for this wonderful home.

## ENTRANCE

Via composite door with obscure glass panels leading into;

## HALLWAY

UPVC double glazed window to the side elevation. Coving to ceiling. Large storage cupboard with shelving. Staircase rising to first floor landing with carpeted runner and under stair storage. Doors off to Kitchen and W/C.

## KITCHEN

17'7" x 7'10"

Two UPVC double glazed windows to the front elevation. Spotlights to ceiling. Modern range of wall and base units with wood effect work surfaces over. Built in oven with four ring electric hob and extractor fan above. Ceramic one and a half bowl sink and drainer with mixer tap over. Space and plumbing for under-counter white goods. Ample space for upright fridge/freezer. UPVC door with obscure glass panels to the side giving access to side gardens. Modern radiator. Wood effect flooring. Open to;

## DINING ROOM

12'4" x 10'2"

UPVC double glazed sliding doors to the rear elevation overlooking and leading to the rear garden. Coving to ceiling. Feature log burner in situ. Modern tall radiator. Continuation of the wood effect flooring. Double doors into;

## LIVING ROOM

16'4" x 11'3"

UPVC double glazed window and sliding doors to the rear elevation leading into the Orangery. Coving to ceiling. Wall lights. Modern radiator. Fitted carpet.

## ORANGERY

19'6" x 11'7"

UPVC double glazed windows to the rear and side elevation. Sliding doors to the rear giving access to the garden. Two Velux windows to the rear. Spotlights to ceiling. Tiling to walls. Two modern radiators. Wood effect flooring.

## W/C

4'5" x 4'5"

UPVC double glazed obscure window to the front elevation. Tiling to dado height. Vanity unit housing the low level W/C and wash hand basin with mixer tap over. Radiator. Wood effect flooring.

## FIRST FLOOR LANDING

UPVC double glazed obscure window to the front elevation. Coving to ceiling. Access to loft space. Large built in storage cupboard housing the wall mounted combination boiler. Wood effect flooring. Doors off to all rooms.

## BEDROOM ONE

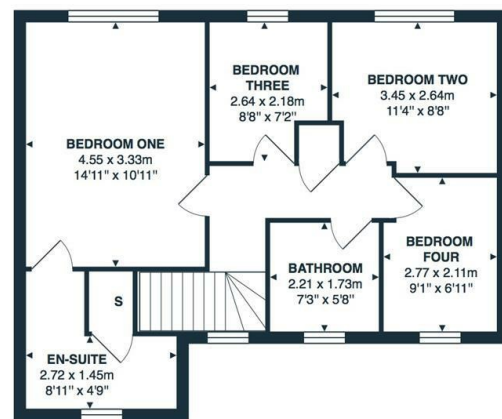
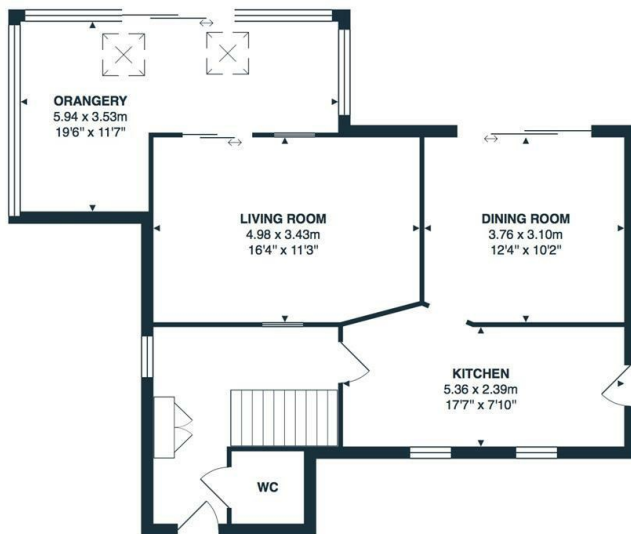
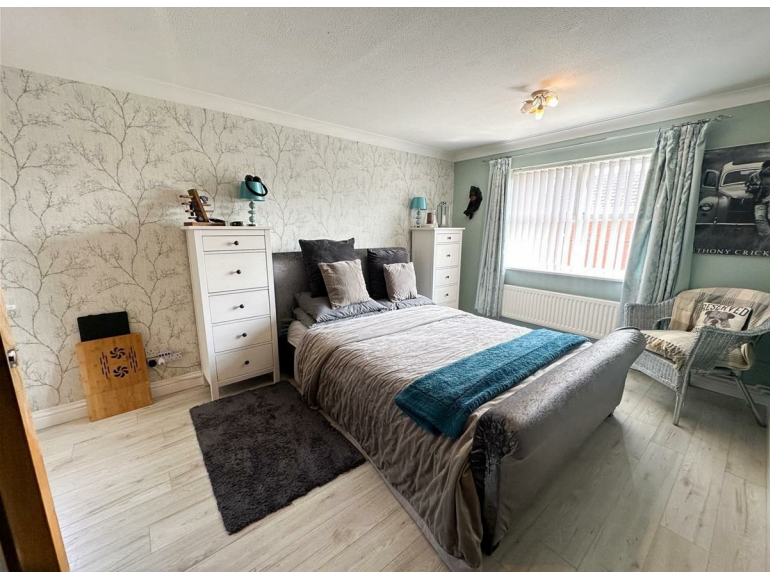
14'11" x 10'11"

UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator. Wood effect flooring. Door into;





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Llanmead Gardens, Rhoose, CF62 3HX**

All measurements are approximate and for display purposes only

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& LETTINGS

**KNIGHTS** 

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