



Greenmeadow Way, Rhoose, Barry. CF62 3FJ

£385,000



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DanielMatthew
ESTATE AGENTS



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Daniel Matthew are pleased to offer for sale this immaculate four bedroom detached family home. The property is within walking distance to beautiful coastal walks, amenities of Rhoose village and close to the local rail station. Property comprises to the ground floor, entrance hall, spacious lounge, cloakroom/utility and large kitchen/diner which is great for hosting for family/friends. To the first floor four double bedrooms with en-suite to master bedroom and family bathroom. Further benefits are detached single garage, driveway, front and rear garden. Viewings are highly recommended please contact a member of our team on 01446



Entrance Hallway

Enter via composite door opaque glazing, ceramic tiled flooring with under floor heating, Radiator, Wall mounted consumer unit, plastered wall, plastered ceiling, under stair storage cupboard. wooden stairs leading to 1st floor. Doors leading to all ground floor rooms and W.C

WC

ceramic wash hand basin with mixer tap. Low level WC, continuation of ceramic tiled floor with under floor heating, Radiator, plastered ceiling, half panelled /half painted walls

Lounge (19' 05" x 11' 02" Max) or (5.92m x 3.40m Max)

Dual aspect UPVC windows, two side aspect, 1 front aspect. Wood effect tiled flooring with under floor heating. Two radiators, plastered ceiling, painted walls. Recess in chimney breast for wall mounted TV, Bio ethanol wall mounted fire.

Kitchen/ Diner (19' 05" Max x 11' 05" Max) or (5.92m Max x 3.48m Max)

Dual aspect UPVC double glazed windows, front aspect and rear aspect. UPVC double glazed French doors leading to rear garden, plastered ceiling, painted walls, ceramic tiled flooring with under floor heating, a range of high gloss wall and base units with complimentary work surfaces and breakfast bar, stainless steel sink with drainer and mixer tap. Intergrated double oven, four ring gas hob with extractor fan. Cupboard housing wall mounted boiler, radiator.

Utility Area

Leads off kitchen, ceramic tiled floor with under floor heading. radiator, space foe washing machine, plastered ceiling, painted walls.

Landing

Plastered ceiling with loft access, painted walls, fitted carpet, fitted storage cupboard housing water tank, Radiator.

Master Bedroom (11' 07" x 11' 04") or (3.53m x 3.45m)

UPVC double glazed window front aspect, plastered ceiling, painted walls, carpet, two built in wardrobes, radiator, door leading to ensuite

En Suite (6' 05" Max x 4' 06") or (1.96m Max x 1.37m)

Plastered ceiling, part painted/part tiled walls, vinyl flooring, three piece white suite comprising of large shower cubicle with over head shower, low level WC, wash hand basin with mixer tap, heated towel rail.

Bedroom Two (11' 08" x 9' 07" Max) or (3.56m x 2.92m Max)

UPVC double glazed window to rear aspect, plastered ceiling, painted walls, carpet, built in wardrobes, radiator

Bedroom Three (9' 05" x 11' 07" Min) or (2.87m x 3.53m Min)

UPVC double glazed dual aspect window to the rear and front, plastered ceiling, painted walls, carpet, built in wardrobes, radiator.

Bathroom

UPVC double glazed obscured window to the front, part tiled/part painted walls, vinyl flooring, three piece suite comprising of panelled bath with over head shower, low level WC, pedestal wash hand basin, with mixer tap

Bedroom Four

UPVC double glazed window dual aspect with fantastic views over the channel, plastered ceiling, painted walls, carpet, radiator

Garden

Partial brick wall/part fenced boundaries, split level area. Patio area, artificial grass, paved steps leading to lower level composite decking area, boundary of this area glass balustrades, wooden gate to side/drive access



Garage

Outside

Front
Hedgerow boundary, steps leading to front door
Parking and garage to the rear of property

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage


Tenure

The resale tenure for this property is Freehold

Council Tax

The council tax for this property is band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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