





55 Greenmeadow Way

Rhooose, Barry

4 bed family home with spacious living areas, south facing garden. Welcoming central hall, living room, study, kitchen dining room with French doors to garden. Upstairs: 4 bedrooms, 1 en-suite, family bathroom. Drive for 2-3 cars, detached garage. Close to amenities and rail station.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 DOUBLE BEDROOM DETACHED
- LARGER THAN AVERAGE SUNNY GARDEN
- 2 RECEPTIONS & LARGE KITCHEN
- UTILITY/WC, EN-SUITE & BATHROOM
- NO CHAIN COULD BE AVAILABLE
- DETACHED SINGLE GARAGE
- EPC B86





Entrance Hall

Accessed via a composite front door with opaque glazing. A ceramic tiled floor extends through much of the ground floor and a carpeted staircase leads to the first floor. Upgraded glazed doors lead to the living room, study and kitchen plus a panelled column door leads to the utility/WC. Handy under stair cupboard plus open under stair storage. Radiator.

Living Room

17' 7" x 12' 7" (5.36m x 3.83m)

Larger dimensions into bay. A super size carpeted reception with front bay window and 2 radiators.

Study

8' 6" x 6' 11" (2.59m x 2.11m)

Carpeted and with front window plus radiator.

Utility/WC

6' 9" x 5' 5" (2.06m x 1.65m)

With a ceramic tiled flooring, this room has a WC, handy storage cupboards, worktop space, a sink and space for a washing machine. Extractor and radiator.

Kitchen/Dining Room

26' 4" x 10' 7" (8.02m x 3.22m)

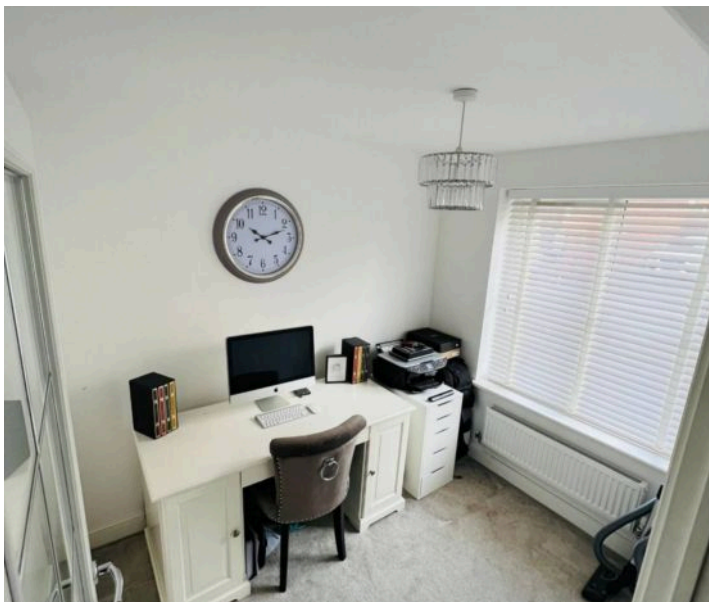
A superb social kitchen with white high gloss units complemented by modern worktops with matching trim and ceramic tiled splash-backs. 1.5 bowl sink unit inset. Integrated appliances include a 4 ring gas hob with extractor over; adjacent double oven and grill, dishwasher and space for fridge/freezer. Concealed boiler firing the gas central heating. Window and French doors to the southerly rear garden. Two radiators and a continuation of the ceramic tiled flooring leads to the dining space. Smooth ceiling with spotlights.

Landing

Carpeted and with matching panelled doors to the 4 double bedrooms, bathroom and airing cupboard. Loft hatch. Radiator.

Bedroom One

13' 9" x 12' 7" (4.19m x 3.83m)





Landing

Carpeted and with matching panelled doors to the 4 double bedrooms, bathroom and airing cupboard. Loft hatch. Radiator.

Bedroom One 13' 9" x 12' 7" (4.19m x 3.83m)

Larger dimension into bay. A carpeted main bedroom with front bay window, radiator, two fitted wardrobes and door to the en-suite.

En-Suite 6' 4" x 5' 3" (1.93m x 1.60m)

Dimensions: 6' 4" x 5' 3" (1.93m x 1.60m). In white and comprising a WC, basin and double shower cubicle with thermostatic shower. Opaque front window, extractor, chrome radiator, ceramic tiled flooring and walls to dado level. Smooth ceiling with 4 spotlights.

Bedroom Two 13' 9" x 10' 1" (4.19m x 3.07m)

A carpeted double bedroom with front window, radiator and fitted double wardrobe.

Bedroom Three 10' 4" x 8' 10" (3.15m x 2.69m)

A carpeted double bedroom with recessed fitted wardrobe excluded from dimensions, radiator and rear window with a sea glimpse.

Bedroom Four 11' 2" x 10' 4" (3.40m x 3.15m)

A carpeted double bedroom with radiator and rear window with a sea glimpse,



Family Bathroom/WC 6' 9" x 5' 6" (2.06m x 1.68m)

With a white suite including WC, basin and bath with glazed screen and shower over. Ceramic tiled splash-backs bath to ceiling. Opaque rear window, radiator. Ceramic tiled flooring. Smooth ceiling with 4 spotlights and extractor.

Agent Note - Service Charges

There is an annual service charge of around £200 and this is the property's contribution towards the upkeep of communal areas such as play areas etc.



FRONT GARDEN

A small generally planted frontage with central front access point.

REAR GARDEN

A sunny mainly lawned rear garden enclosed by timber fencing.

DRIVEWAY

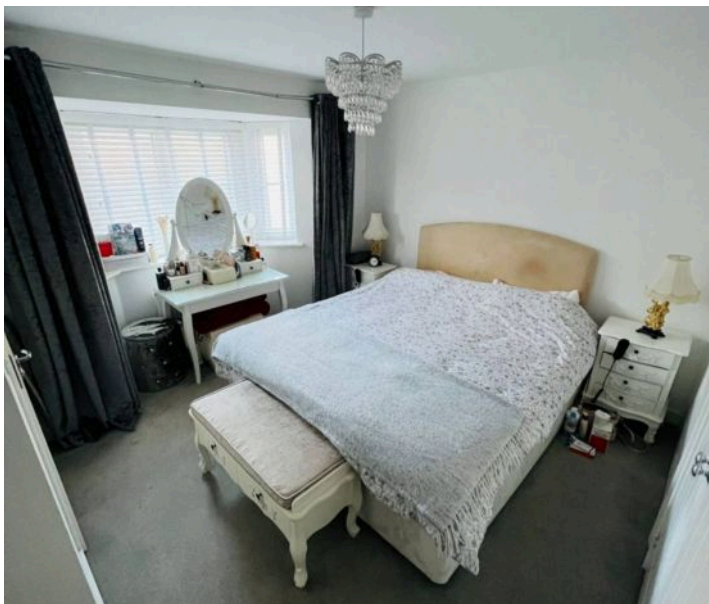
2 Parking Spaces

To the side and for two vehicles. Leading to the garage.

GARAGE

Single Garage

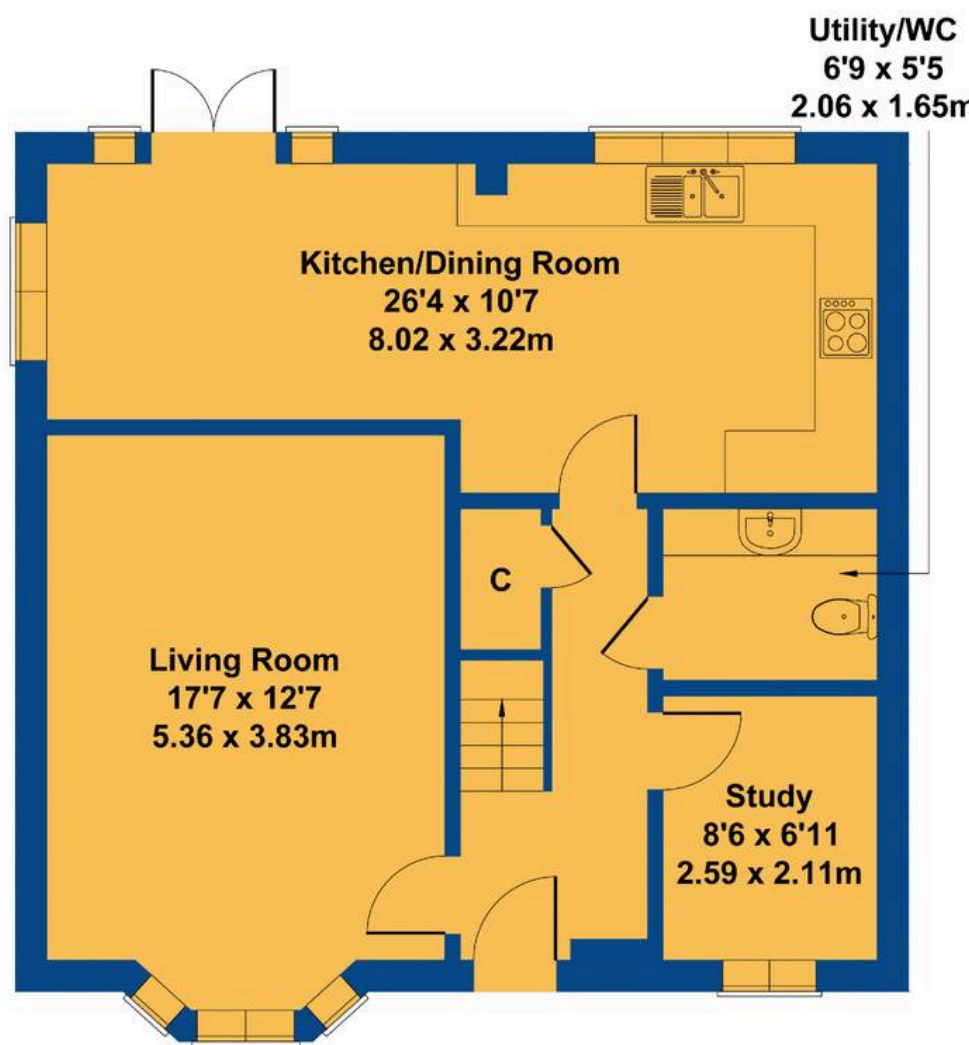
With power and lighting provided; accessed via up and over door.



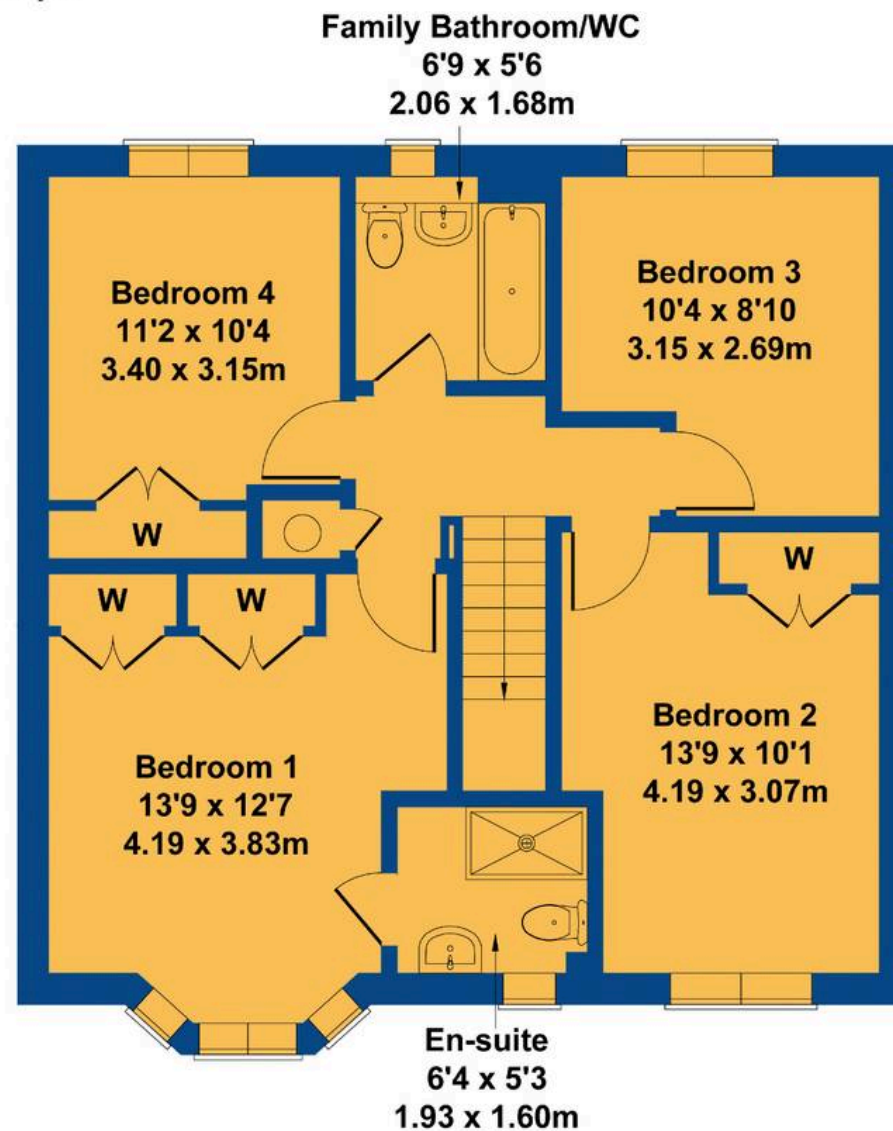
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Approximate Gross Internal Area

1335 sq ft - 124 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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