





## 38 Matthew Road

Rhoose, Barry

Detached bungalow with 3/4 beds, 1/2 reception rooms, stunning open plan kitchen/living area, en-suite, family shower room, ample parking, carport, garage, manageable enclosed rear garden. Near amenities, beach, coastal path, Tesco, local shops. Bus and train connections to Cardiff and Bridgend.

In 2018, the property had a major refurbishment program and this included a new roof, rewire and new plumbing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- OUTSTANDING DETACHED BUNGALOW
- NO ONWARD CHAIN
- VERSATILE ACCOMMODATION
- 3 OR 4 BEDROOMS; 1 OR 2 RECEPTIONS
- STUNNING OPEN PLAN KITCHEN AND LIVING AREA
- EN-SUITE PLUS FAMILY SHOWER ROOM/WC
- MULTI CAR DRIVE, CARPORT AND A GARAGE
- LEVEL, MANAGEABLE ENCLOSED REAR GARDEN
- EPC RATING OF D59





### **Entrance Hall**

10' 9" x 10' 8" (3.28m x 3.25m)

Accessed via covered car port area and through a uPVC door with opaque glazing. With a laminate flooring and front uPVC window. Smooth coved ceiling with 6 recessed spot lights plus column style radiator. Oak doors with inset glazing lead into the inner hall area.

### **Inner Hall**

With continuation of the laminate flooring. Panelled doors give access to the cloakroom WC / utility, bedroom two and bedroom 4 (separate lounge) Door to handy storage cupboard. Glazed French style doors lead to the open plan kitchen lounge with a final door with frosted glass which leads to a lobby area and then the garage. Radiator. Smooth coved ceiling with 6 spot lights plus drop down loft hatch to a large loft space. High level meter cupboard and wall mounted Nest heating controls.

### **Bedroom Four / Living Room**

17' 0" x 13' 5" (5.18m x 4.09m)

An excellent size versatile room with laminate flooring and front uPVC windows. Smooth coved ceiling with 18 recessed spot lights. Radiator.

### **Open Plan Kitchen / Living Area**

27' 9" x 17' 3" (8.46m x 5.26m)

Initially there is a kitchen space, beautifully appointed with a comprehensive range of eye level and base units which have modern work tops and one and a half bowl stainless steel sink unit inset. Integrated appliances include a 4 ring induction hob, double oven with grill, free standing Samsung fridge (to remain) and further integrated dish washer. Breakfast bar style division separates this area with the living space, which has continuity of the laminate flooring from the kitchen and a stunning Atrium style roof. Bi fold doors give access to the excellent size rear garden.





The living area has under floor heating and throughout the room there is a smooth ceiling with coving and recessed LED spot lights plus a mood style LED lit area in the kitchen with complementing runway style lighting. Doors give access to the main bedroom suite plus also to a second inner hall area.

#### **Bedroom One**

15' 10" x 11' 1" (4.83m x 3.38m)

A large carpeted double bedroom with smooth coved ceiling and 8 recessed spot lights. Two windows looking onto the rear garden. Under floor heating. Panelled door to the en suite.

#### **En Suite**

10' 11" x 5' 11" (3.33m x 1.80m)

With a white suite comprising close coupled WC, wash basin with vanity cupboard under and panelled bath with mixer shower unit. Further larger than average shower cubicle, fully tiled, with thermostatic inset shower - fixed rainfall style unit and adjustable rinser. Smooth ceiling with 6 recessed spot lights and extractor, contemporary ladder towel rail. Ceramic tiled splash backs plus tiled flooring with under floor heating. Two mirror fronted cosmetic cabinets (one with auto lighting).

#### **Second Inner Hall**

With laminate flooring once again and panelled doors giving access to the two modern double bedrooms and shower room WC which serves both bedrooms. Smooth coved ceiling with 2 spot lights.

#### **Bedroom Two**

14' 2" x 9' 10" (4.32m x 3.00m)

Carpeted double bedroom with excellent proportions. Recessed double wardrobe (excluded from dimensions), radiator and a side high level uPVC window. Return door to the first inner hall.





### **Bedroom Three**

15' 11" x 10' 4" (4.85m x 3.15m)

Carpeted double bedroom again of excellent proportions. Under floor heating and two uPVC windows looking onto the rear garden. Smooth coved ceiling with 8 recessed spot lights.

### **Shower Room WC**

7' 0" x 6' 6" (2.13m x 1.98m)

White suite comprising close coupled WC, wash basin with cupboards and drawers under plus a quadrant shape single cubicle which is fully tiled and has thermostatic shower inset. Contemporary ladder style heated towel rail plus ceramic tiled flooring with under floor heating and complementing splash back areas. Two shelves plus smooth ceiling with 4 recessed spot lights and extractor.

### **Utility / WC**

6' 2" x 5' 7" (1.88m x 1.70m)

With a cushion vinyl floor this room comprises a low level WC and pedestal wash basin. Adjacent work top space with plumbing for washing machine and tumble dryer as required. uPVC side window plus ceramic tile splash backs and sill. Radiator.

### **Garage**

14' 2" x 10' 7" (4.32m x 3.23m)

Accessed from the front via remote roller door and of block construction. Chip bord shelving all around. Wall mounted Baxi combi boiler. Power and lighting provided.





### **FRONT GARDEN**

Laid to tarmac and providing off road parking for 3 vehicles. This leads to the garage. Small planted area.

### **REAR GARDEN**

44' 12" x 43' 12" (13.72m x 13.41m)

Initially with a deep slabbed patio area and this leads to a level lawn which has planted borders. Large garden shed/workshop - which has power - will remain. Side access leads to the front of the property. Final area, adjacent to the shed which is ideal as a mini allotment etc.

### **DRIVEWAY**

3 Parking Spaces

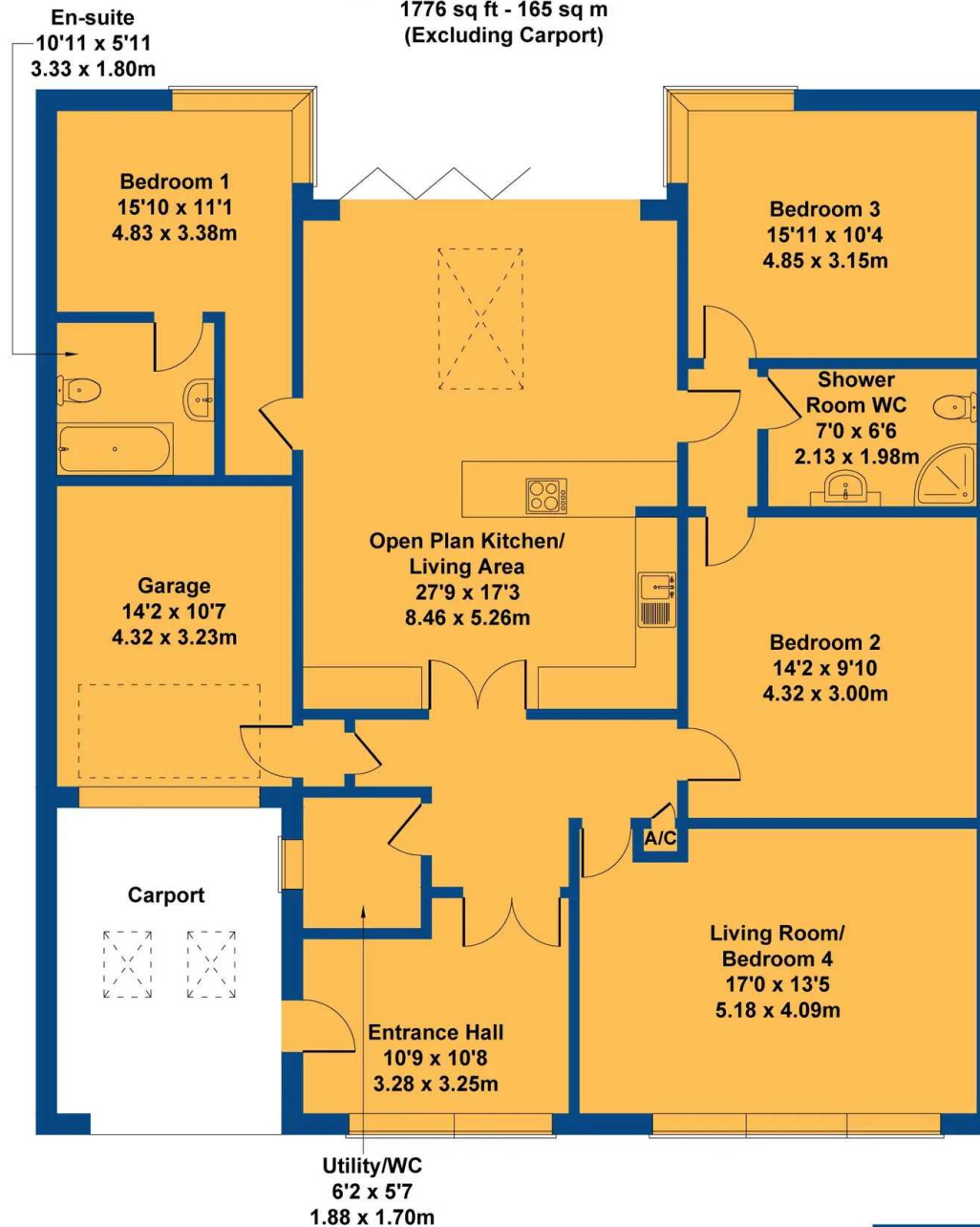
Laid to tarmac and providing off road parking for 3 vehicles. This leads to the garage.





# 38 Matthew Road

Approximate Gross Internal Area  
1776 sq ft - 165 sq m  
(Excluding Carport)



Not to Scale. Produced by The Plan Portal 2024  
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