





## 34 Meadowcroft

Rhoose, Barry

Charming fully furnished studio apartment with open-plan lounge/bedroom, fitted kitchen, refitted bathroom, communal gardens, and allocated parking. Ideal for buyers or investors with rental income potential. Close to amenities and transport links.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FULLY FURNISHED FIRST FLOOR STUDIO APARTMENT
- OPEN PLAN LOUNGE AND BEDROOM AREA
- BEAUTIFULLY FITTED KITCHEN WITH APPLIANCES
- REFITTED BATHROOM WITH BATH AND SHOWER
- COMMUNAL GARDENS AND ALLOCATED PARKING
- IDEAL FIRST TIME PURCHASE / BUY TO LET
- SLIM ELECTRIC HEATERS WITH SMART TECHNOLOGY







**Communal Entrance and Areas** - Accessed via a part wooden and part glazed door, the communal areas provide access to the 8 studio apartments in this building and provide space for recycling receptacles etc. A similar rear door leads to the rear garden and parking area. Stairs lead up where number 34 can be found to the left at the top. A

**Lounge / Bedroom Area** - 19' 4" x 9' 1" (5.89m x 2.77m)

Accessed via a solid door with spyhole, it presents a beautifully refurbished room with a grey laminated flooring. The furniture and accompaniments will remain and these include the sofa and double bed. Access feeds in an open plan fashion to the kitchen and dressing area which in turn has a door to the bathroom. Further breakfast bar with two seats. The property is generally heated by two 2024 fitted slimline electric heaters which are operated manually and via Smart control via a smartphone. Power/USB points.



**Kitchen** - 7' 1" x 5' 7" (2.16m x 1.70m)

Fitted with a good range of white eye level and base units and complemented by modern worktops which have a square stainless steel sink with mixer tap over. Integrated appliances include a 4 ring induction hob and electric oven under. Brand new HiSense freestanding fridge/freezer included. Stylish ceramic tiled splashbacks and there are two uPVC rear windows with an aspect over the car park and adjacent football fields.





**Recessed Wardrobe Area** - 5' 7" x 4' 6" (1.70m x 1.37m)

This recessed area houses a triple wardrobe and a door leads to the bathroom.

**Bathroom** - 6' 0" x 5' 3" (1.83m x 1.60m)

A newly fitted bathroom in white and comprising a WC, pedestal basin and bath with rainfall style head and mixer shower over. Folding shower screen and extractor unit. Tiled effect vinyl flooring, chrome style heated towel rail and ceramic tiled splashbacks.

**Communal Garden**

Mainly lawned front and rear communal gardens which are generally maintained by one of the current residents.


**ALLOCATED PARKING**

1 Parking Space

To the rear of the block there is a large parking lot with one space allocated for this property.



### Energy Efficiency Rating

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







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