





2 Murlande Way

Rhosee

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A SUPERB DETACHED EXTENDED FAMILY HOME
- 3 RECEPTION ROOMS & ORANGERY
- LARGE KITCHEN/DINER
- UTILITY, EN-SUITE, CLOAKS/WC & SHOWER ROOM
- FOUR DOUBLE BEDROOMS
- GREAT PARKING OPTIONS & A DOUBLE GARAGE
- SUPER SIZE ENCLOSED REAR GARDEN
- SOLAR PANELS (OWNED)
- CUL DE SAC LOCATION - 1 OF 4
- SOME SEA VIEWS; EPC RATING C77





Entrance Hallway

Approached via a covered storm porch area and accessed via a composite door. Engineered oak flooring plus a carpeted staircase leads to the first floor. Multi paned oak doors leads to the living room, sitting room/study, dining room and kitchen whilst a non glazed door leads to the cloakroom/WC. 2 radiators and coving.

Living Room

14' 1" x 10' 3" (4.29m x 3.12m)

A delightful room with engineered oak flooring, front window and glazed double doors lead to the dining room. Focal point of a modern fireplace with electric fire inset and with a marble back and hearth. Radiator and smooth coved ceiling.

Dining Room

12' 2" x 10' 3" (3.71m x 3.12m)

With engineered oak flooring and a rear window (looking into the orangery). Return door to the hall, radiator and smooth coved ceiling.

Sitting Room / Study

11' 9" x 11' 8" (3.58m x 3.56m)

A really functional reception room and versatile so ideal as an office, playroom or perhaps a ground floor bedroom if required. Front bay window, engineered oak flooring, radiator and coved ceiling.

Cloakroom / WC

5' 0" x 3' 0" (1.52m x 0.91m)

With a ceramic tiled flooring and white suite comprising close coupled WC with button flush and recessed pedestal basin with tiled splashback. Radiator.





Kitchen / Dining Room

19' 2" x 9' 8" (5.84m x 2.95m)

A glorious comprehensively fitted kitchen with a high end range of oak style units complemented by laminated worktops which have a 1.5 bowl stainless sink unit inset. Integrated appliances include an induction hob with glass canopied extractor over, adjacent double oven and microwave over – plus dishwasher. Rear window, space for table and chairs and multi-paned door to the utility room. Smooth coved ceiling with three LED light fitments. Ceramic tiled flooring with (electric) under floor heating. 2 radiators. Rectangular opening to the orangery style sitting room.

Orangery / Sitting Room

13' 8" x 9' 9" (4.17m x 2.97m)

A stunning room with two sets of bi-folding doors to the rear garden plus a glorious atrium style roof window with remote blind/cover. There is a radiator and electric under floor heating under the ceramic tiled flooring. The smooth ceiling has 18 recessed spotlights inset.

Utility Room

8' 2" x 7' 7" (2.49m x 2.31m)

With ceramic tiled flooring with electric under floor heating, the utility room has a range of matching units to those of the kitchen. Additional worktop space and stainless steel sink unit. Space for washing machine (appliance to remain). Radiator, side uPVC door and smooth ceiling with LED light fitment.

Landing

Carpeted matching the stairs, the landing has matching doors giving access to the 4 bedrooms, family shower room and airing cupboard which houses the combi boiler and has shelving for towels and linen etc. Loft hatch and coving.





Bedroom One – 14' 3" x 11' 3" (4.34m x 3.43m)

A large, carpeted, bright and airy double bedroom with front window offering channel views. Smooth coved ceiling, radiator and panelled door to the en-suite.

En-Suite – 9' 0" x 5' 9" (2.74m x 1.75m)

With a white suite comprising a WC with concealed cistern, oversized wash basin with mixer tap over and fully tiled shower cubicle with thermostatic shower inset with rainfall style head. Obscure glazed front window, chrome towel rail and mirror with lighting. Handy storage cupboard into a recess. Fully ceramic tiled walls and splashbacks.

Bedroom Two – 13' 7" x 9' 5" (4.14m x 2.87m)

The original main bedroom prior to the extension so an excellent size. The bedroom is carpeted and has a front window offering Channel views. Radiator and recessed mirror fronted double wardrobe excluded from dimensions given.

Bedroom Three – 10' 1" x 9' 6" (3.07m x 2.90m)

A carpeted double bedroom with rear window and radiator.

Bedroom Four 1' 3" x 9' 7" (3.43m x 2.92m)

A carpeted double bedroom currently used as a dressing room and comprising a multitude of high end range of wardrobes, drawers and vanity space. Rear window and radiator. The smaller dimension does not include the depth of the fitted wardrobes.

Shower Room / WC – 6' 6" x 5' 10" (1.98m x 1.78m)

A beautiful main family shower room in white and comprising a WC with concealed cistern, basin with vanity drawers under and a double shower enclosure with glass screen surrounds and fixed rainfall thermostatic shower. Obscure rear window, chrome heated towel rail and mirror with lighting. Cosmetics cupboard to remain.





FRONT GARDEN

Laid primarily to slate style chippings and with a path leading to the front door. There is clever, secure side access to the gas meter and adjacent access to the electric meter and solar panel display units also.

REAR GARDEN

Fully enclosed and including a handy side garden area with stone chippings and patio space (with front access) plus a secret and private area with gazebo and space for hot tub. The rear garden itself has a mix of composite deck, lawn and patio. Established planted borders, side access to a handy storage shed and uPVC door to the double garage. nb it should be noted that the planted area fronting Fontygary Road in front of the block wall also belongs to this property.

Double garage

20' 8" x 15' 11" (6.30m x 4.85m)

Accessed from the front via two single up and over doors, the garage has power and lighting, storage space into the rafters and a pedestrian door to the rear garden.

Driveway

3 Parking Spaces

With paved areas providing off road parking for 3 vehicles





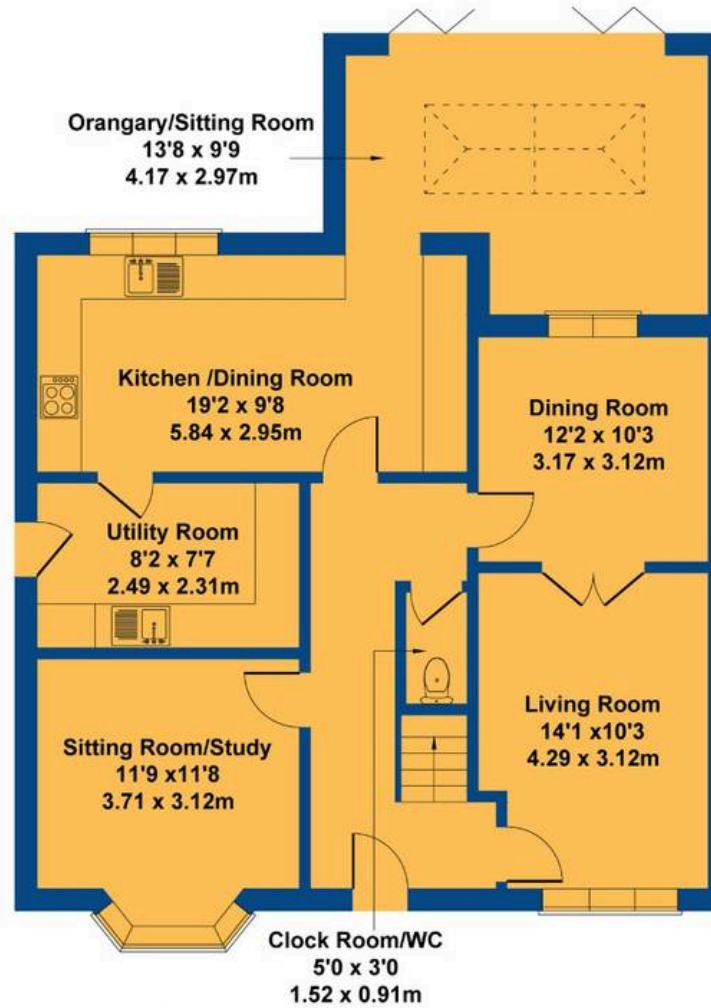


2 Murande Way

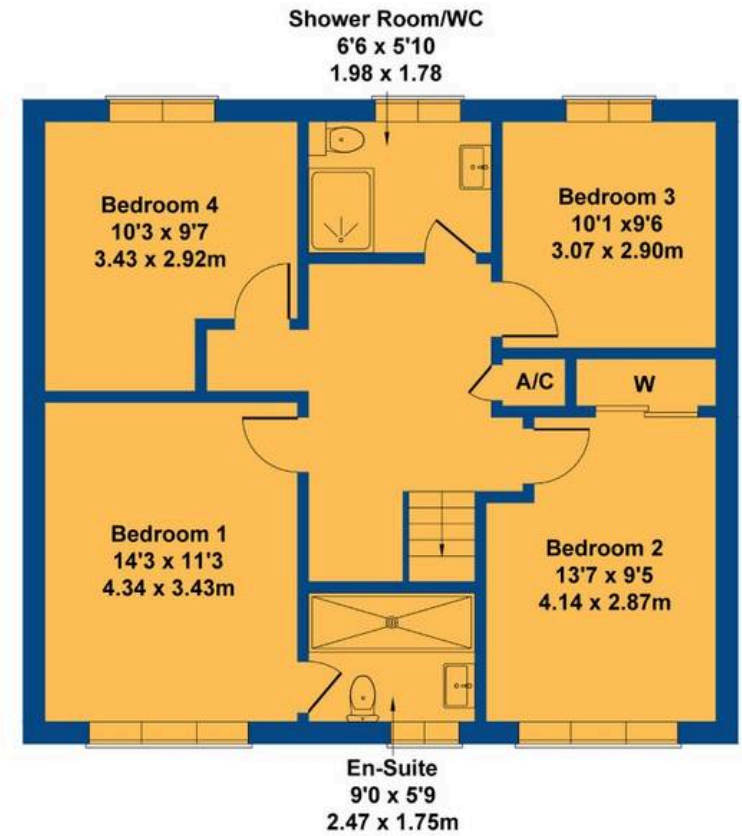
Approximate Gross Internal Area
2120 sq ft - 197 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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