







## 29 Murlande Way

Rhose, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STYLISH DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- 4 BEDROOMS (1 EN-SUITE) & FAMILY BATHROOM
- DINING ROOM, SUMMER ROOM AND UTILITY
- LARGE OPEN PLAN KITCHEN/LIVING ROOM
- EXCELLENT SIZE AND VERY PRIVATE GARDEN
- DRIVEWAY AND GARAGE (ELECTRIC DOORS)
- EPC RATING TO BE CONFIRMED







### Entrance Hallway

Accessed via a uPVC door with matching windows to the side. There is a wooden flooring and complementing staircase leading to the first floor. Doors lead to the cloakroom/WC, dining room and kitchen/family room. Smooth coved ceiling and radiator. Handy under stair storage cupboard.

### Cloakroom/WC

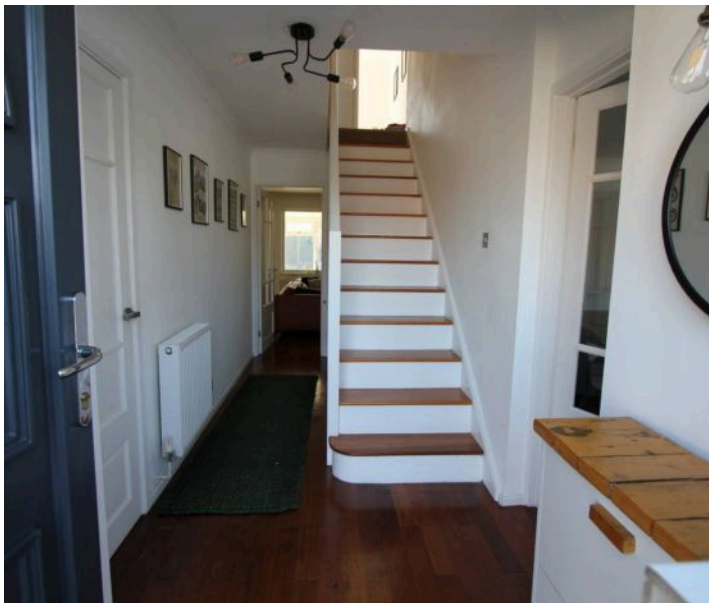
5' 8" x 2' 11" (1.73m x 0.89m)

With a contemporary vinyl tiled flooring and matching feature wall, this room has a white suite with close coupled WC and ceramic basin with vanity cupboard under. Side obscure window, fuse-box and tiled walls.

### Kitchen Open To Living Space

25' 9" x 12' 1" (7.84m x 3.68m)

A great open plan room running the full width of the property. With a wooden flooring, the living space has a focal point of a marble fire surround plus contemporary tiled fireplace with living flame style (ethanol) fire inset. Smooth coved ceiling. Windows and a sliding door lead into the full width conservatory/sun room. Dividing the kitchen and living space is a central island (natural wood) which incorporates a 3-4 person breakfast bar, plus it has fitted a 4 ring induction hob with ceiling affixed extractor over. The kitchen is very well appointed with a luxury range of units and drawers in cream. These are complemented by natural wood work-tops which have a 1.5 bowl sink unit inset. Integrated appliances include a waist level double oven with grill. Feature mosaic style splash-back. Smooth ceiling with 8 recessed spotlights, in addition to automatic under unit lighting. Sliding doors lead to the conservatory/sun room and a glazed door leads to the utility room.







### Dining Room

14' 4" x 8' 4" (4.37m x 2.54m)

This versatile reception room has wooden flooring, front windows and glazed double doors leading to the living room. Radiator and smooth coved ceiling.

### Conservatory/Sun Room

25' 5" x 10' 10" (7.74m x 3.30m)

Dimensions into bay – This reverse P-shaped conservatory has a multitude of windows on a dwarf brick wall, plus French style doors leading out to the rear garden. There is a ceramic tiled flooring, radiator, power points and lighting.

### Utility Room

11' 4" x 8' 2" (3.45m x 2.49m)

A large utility room with a ceramic tiled flooring, modern worktops with a stainless steel sink unit, base units and an integral dishwasher. (nb there is further space for other appliances as required). Front window and side obscure door. Smooth coved ceiling.

### Landing

A central staircase leads to a carpeted landing which has Oak style doors giving access to the 4 bedrooms and bathroom/WC. Loft hatch and smooth coved ceiling.

### Bedroom One

12' 0" x 9' 7" (3.65m x 2.92m)

With a wooden flooring this double bedroom has rear windows offering a private aspect, radiator and smooth coved ceiling. Along the width of one wall are sliding doors which access a double wardrobe and almost 'secret' access to the large en-suite.

### En-Suite

7' 4" x 5' 10" (2.23m x 1.78m)

Dimensions exclude a large recess. This fully ceramic tiled luxury en-suite comprises a close coupled WC, wall hung basin plus double walk in shower enclosure which has ceiling affixed rainfall style head along with a wall mounted rinse style shower unit. L-shaped







glass screening. Smooth ceiling with 4 recessed spotlights, obscure glazed front window and contemporary upright chrome radiator. Feature shelved recess with mirror.

#### **Bedroom Two**

10' 6" x 8' 2" (3.20m x 2.49m)

A carpeted bedroom with front window, radiator and smooth coved ceiling.

#### **Bedroom Three**

9' 10" x 7' 8" (2.99m x 2.34m)

A carpeted bedroom with rear window, radiator and smooth coved ceiling.

#### **Bedroom Four**

8' 11" x 8' 2" (2.72m x 2.49m)

A carpeted bedroom with rear window, radiator and smooth coved ceiling.

#### **Bathroom/WC**

8' 1" x 5' 9" (2.46m x 1.75m)

A beautifully presented family bathroom similar to the en-suite. It is fully ceramic tiled and with a white suite comprising close coupled WC, wall hung basin plus large bath with central waterfall tap and TV. Upright space saving chrome radiator, smooth ceiling with 8 recessed LED spotlights and shelved recess with mirror. Large open plan cupboard measuring 3ft square and this houses the combi boiler (replaced November 2018) plus great storage for towels etc.

#### **Garage**

16' 11" x 8' 5" (5.15m x 2.56m)

A brick built garage adjoining the property. It has an electric roller door plus an electric up and over door which gives access to the rear courtyard area and garden. There is also storage in the rafters, plus additional power points and lighting is provided.







## FRONT GARDEN

With a mix of lawn and parking provision. Side access leads to the rear garden.

## REAR GARDEN

A great size rear garden measuring 81 feet in width. The sellers have made positive changes to it and it now offers a wonderful family garden with areas of Cotswold style patio, lawn, astro turf, slightly raised deck and the garden is fully enclosed by well maintained fencing and enjoys excellent privacy. There is mains wired lantern lighting throughout operated by App and touch button facility. A covered area adjacent to the garage comprises a pergola with corrugated Perspex style roofing – ideal to avoid the wet weather.

## DRIVEWAY

3 Parking Spaces

Laid to Prescrete and providing space for two perhaps three vehicles. This leads to the garage.



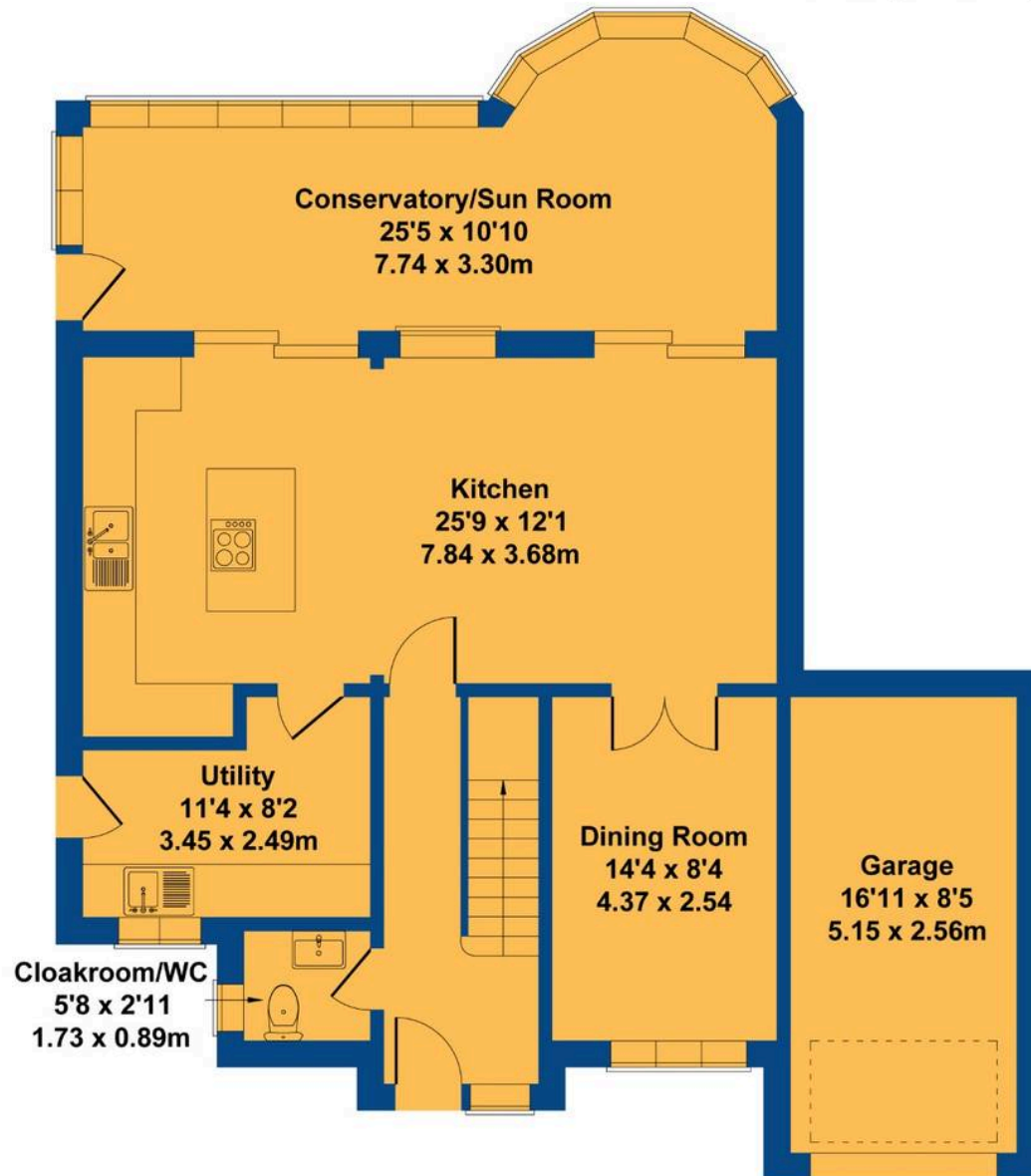




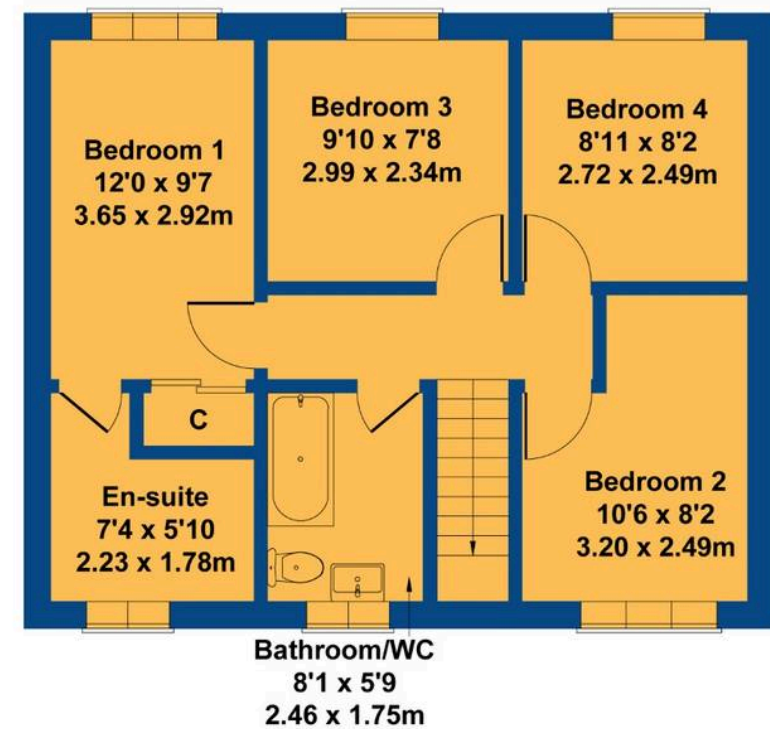


# 29 Murlande Way

Approximate Gross Internal Area  
1561 sq ft - 145 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





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