





23 Matthew Road, Rhoose, CF62 3ED

Council Tax: D; Freehold; EPC D65

- 2/3 BEDROOM DETACHED BUNGALOW
- SOUTH FACING GARDEN
- EPC RATING D66
- DRIVE FOR UP TO 4 CARS AND DOUBLE GARAGE WITH POWER
- NO ONWARD CHAIN - PROBATE GRANTED

Situated in this sleepy hollow of Rhoose, this detached bungalow occupied a generous but manageable plot with gardens to the front and rear plus excellent parking provision.

Internally, this TRUE bungalow is versatile and can offer a mix of either two bedrooms and two receptions, or three bedrooms and one reception depending on preference. There is also a kitchen and bathroom/WC.

The bungalow is gas centrally heated and has double glazing. We anticipate that the eventual buyer will carry out some modernisation to bring the bungalow up to a more modern standard.

The amenities of Rhoose Village comprise a range of local shops, Tesco (ten minute walk), bus and train routes plus fabulous coastal walks along the Heritage Coast - and indeed the southernmost point of Wales! Rhoose also boasts two schools - Rhws Primary and South Point and also feeds naturally to Cowbridge Comprehensive.





Entrance hallway

Access via a three panel obscure glass UPVC door there is parquet flooring with doors off. Smooth ceiling. Radiator. There is also a handy built in storage cupboard behind a wooden louvre door which houses the gas and electric meters.

Bathroom

10' 5" x 6' 2" (3.18m x 1.87m)

Fully tiled L shaped bathroom which comprises of close couple WC, hand basin and bath with electric shower over. Loft hatch. Radiator and vinyl wood effect flooring. Single pane metal framed sliding window with a further single pane obscure glass window. There is also a handy built in shelved storage/ airing cupboard with light and radiator which is concealed behind a wooden louvre door.

Kitchen

10' 11" x 9' 9" (3.33m x 2.97m)

With matching eye and base level units and contrasting tile effect worktops. This kitchen has plenty of under counter storage for a free standing fridge, freezer dishwasher and washing machine as well as space for a free standing electric oven. Stainless steel sink unit inset with mixer tap over with cooker hood over. Coved ceiling with three spot lights. Steel frame double glazed rear window and obscure glass steel framed door allowing access to the rear garden. Laminate wood effect flooring. Radiator.

Living Room

14' 11" x 12' 2" (4.55m x 3.71m)

This light and airy living room has steel framed double glazed patio doors which open out onto the decking area of the rear garden. Carpeted with a painted brick fireplace feature. Coved ceiling with two spotlights and a central light feature. Radiator





Bedroom One

10' 11" x 12' 8" (3.33m x 3.85m)

This double bedroom is located at the front of the property and has parquet flooring, smooth ceiling and double glazed UPVC window. There are two double built in wardrobes; one with one smoked mirror sliding door and one white sliding door. This also houses the Baxi combi boiler. The other wooden slatted double door built in storage is shelved. Radiator.

Dining Room

11' 3" x 9' 5" (3.44m x 2.86m)

With a continuation of the parquet flooring this room is currently utilised as a dining room but could be a bedroom if required. Smooth ceiling with two light features. Radiator and front UPVC double glazed window.

Bedroom Two

8' 8" x 9' 5" (2.64m x 2.87m)

Carpeted with radiator, smooth coved ceiling and front UPVC window. Single built in wardrobe with three overhead storage cupboards.





REAR GARDEN

43' 10" x 26' 5" (13.35m x 8.05m)

Offering a high degree of privacy, the rear garden is fully enclosed with a brick wall and timber fencing and has a combination of concrete and a decking area along with slate shrubbed beds and a small lawned area. There is also a pergola off the double garage with a small central pond with further hedgerow beyond. There are two wooden gates allowing access to the side of the property. Outdoor water tap.

FRONT GARDEN

Laid mostly to gravel chippings and some mature trees/ shrubs to the outer edges.

DOUBLE GARAGE

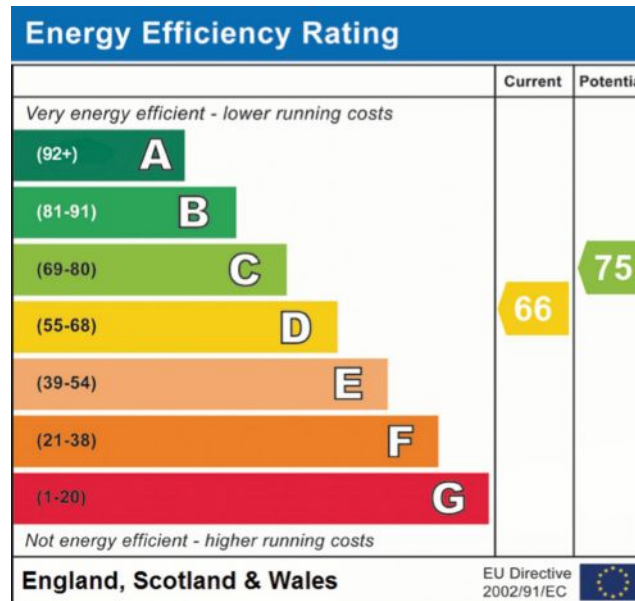
2 Parking Spaces

Double garage with electric door. Power and lighting. Single pane side window and wooden door access. Corrugated metal roof with corrugated perspex light source inset.

DRIVEWAY

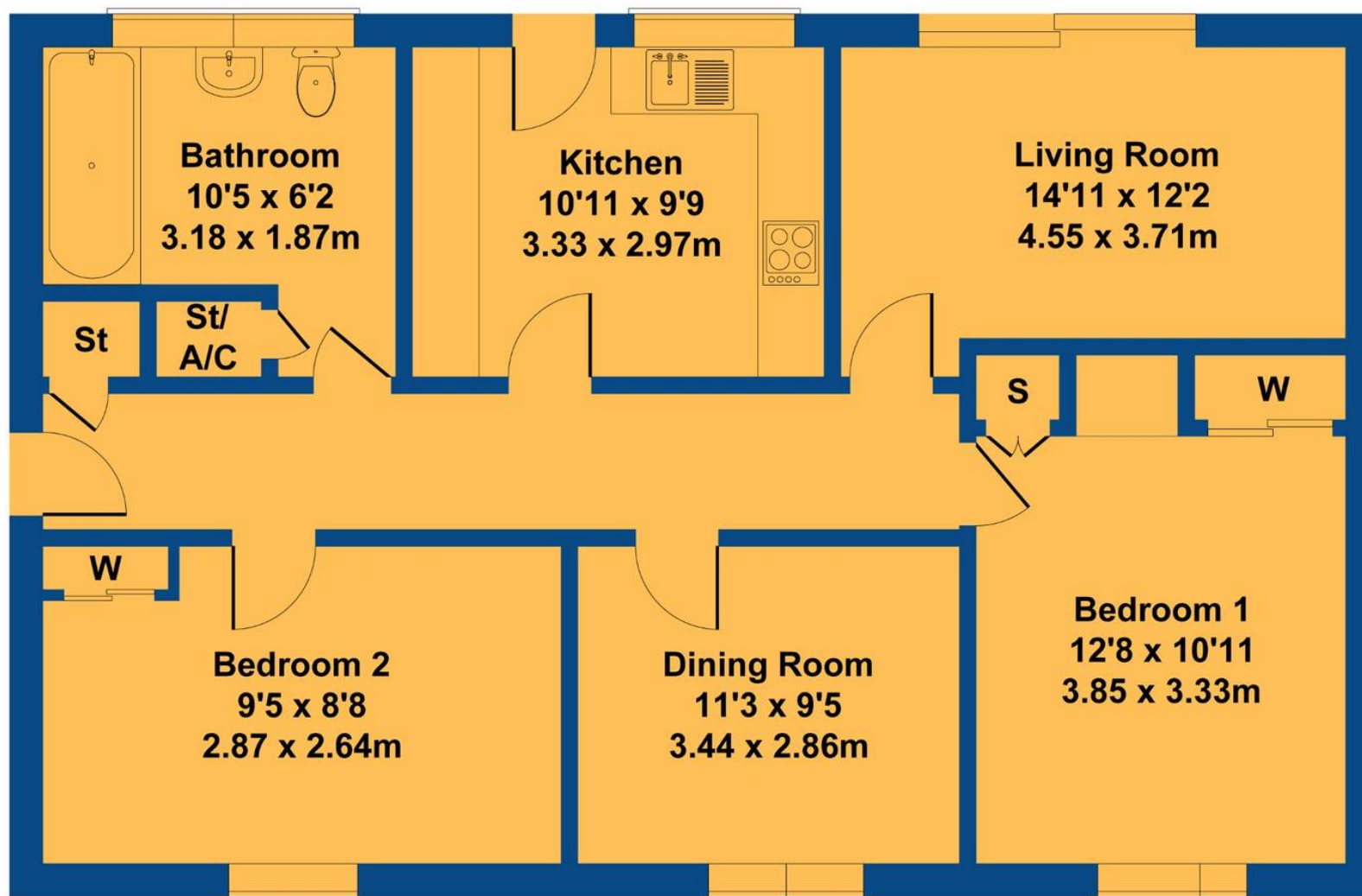
4 Parking Spaces

Laid mostly to concrete and part block paving the drive allows for parking for up to four vehicles one behind each other.



23 Matthew Road

Approximate Gross Internal Area
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2025
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