





81 Murlande Way, Rhoose, CF62 3HN

Council Tax band: E; Freehold, EPC TBC

- EXTENDED DETACHED OCCUPYING A LARGE PLOT
- IMPRESSIVE CHANNEL VIEWS; EPC C74
- 4 BEDROOMS; 2 EN-SUITE; BALCONY;
BATHROOM/WC
- TWO SEPARATE RECEPTION ROOMS
- FABULOUS OPEN PLAN KITCHEN/DINER/SUN
ROOM
- UTILITY ROOM AND CLOAKROOM/WC
- VERY LARGE SOUTH FACING REAR GARDEN
- GENEROUS PARKING TO THE FRONT
- TUCKED AWAY CUL SE SAC LOCATION
- COWBRIDGE COMPREHENSIVE CATCHMENT





Entrance Hall

Accessed via composite door with obscure glazed panel. Stylish ceramic flooring with carpeted stairs to the first floor with half panel walls. Radiator and coving. Column panelled doors lead to the living room and office / games room. Wall mounted alarm panel and Nest heating controls.

Lounge

16' 0" x 12' 2" (4.88m x 3.71m)

Continuation of the tiled flooring from the hall and immaculately presented. Smooth coved ceiling. Focal point of a Yeoman wood burning stove mounted on a flagstone hearth and with rustic mantel over. Radiator and front bay window. Sliding glazed doors to the family kitchen / dining / sun room.

Kitchen Dining/ Sun Room

24' 8" x 23' 10" (7.52m x 7.26m)

Initially with a range of floor to ceiling units & recess for U.S style fridge freezer (not to remain) plus space for family table and chairs and this then leads into the sun room and kitchen. The kitchen area has matching eye level and base units in cream shaker style. These are complemented by natural wood work surfaces and central island featuring a breakfast bar and handy storage under. Integral wine/plate racks, integral dish washer and Belfast style sink with mixer tap. Space for range oven. Extractor over. Column radiator, ceramic tiled splash backs with rear window. Porcelain tile floor extends into the utility. Smooth ceiling with 13 spotlights. Door to utility. The kitchen is open plan to the sun room. The sun room has uPVC double glazed windows looking onto the extensive rear garden. here there is a textured ceiling, further column radiator and patio door leading to the garden. Air conditioning unit - vented, (hot and cold) and to remain.





Utility

11' 5" x 8' 0" (3.48m x 2.44m)

With the Porcelain tile flooring and further storage units. Floor to ceiling units which conceals the plumbing and space for washer / tumble dryer. Sink unit. Tiled splash back and part panelled walls. uPVC door leads to the side. Column door to cloaks / WC

WC

5' 2" x 4' 4" (1.57m x 1.32m)

An L shape and with the Porcelain flooring. White suite comprising WC and pedestal basin. Part panelled walls. Extractor unit.

Study / Games Room

9' 0" x 8' 1" (2.74m x 2.46m)

A carpeted and versatile second reception room with front bay window, radiator and smooth coved ceiling plus air conditioning unit (hot and cold Fuse box).

Landing

Carpeted matching the stairs and with column doors (4th bedroom is glazed) leading to the four bedrooms, bathroom and airing cupboard. Drop down loft hatch.

Bedroom One

15' 1" x 14' 7" (4.60m x 4.45m)

L shape and carpeted. Two sets of front windows and two radiators. Range of bedroom furniture - triple wardrobe, double wardrobe and single. Air conditioning unit (hot and cold). Column door leads to the en suite.

En Suite

6' 11" x 5' 5" (2.11m x 1.65m)

Comprising a WC with concealed cistern, sink unit and walk in shower enclosure with fixed glass screen. Thermostatic shower inset - fixed rainfall style head and separate adjustable rinse unit. Walls, flooring and splash backs are tiled plus there is a ladder style heated towel rail. Mirror fronted cabinet. Smooth ceiling with 3 spot lights and obscure side window.





Bedroom Two

13' 10" x 9' 3" (4.22m x 2.82m)

Carpeted double bedroom with front window, radiator and arch leading to en suite shower room.

En Suite

6' 8" x 3' 3" (2.03m x 0.99m)

Ceramic tile flooring and side obscure window. White pedestal basin, WC and fully tiled shower cubicle with electric shower inset. Strip light and shaver point plus extractor.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

A third carpeted double bedroom this time with a rear window which enjoys Channel views. Radiator. Freestanding double wardrobe to remain.

Bedroom Four

7' 11" x 7' 10" (2.41m x 2.39m)

Dimensions exclude a 7 foot door recess. Carpeted and currently used as a dressing room. Range of three double wardrobes, radiator and French style uPVC doors give access to a decked balcony to enjoy the Channel views.

Bathroom

6' 6" x 5' 11" (1.98m x 1.80m)

White suite comprising close coupled WC, pedestal basin and free standing bath with mixer tap over. Walls and flooring have luxury tiles. Obscure rear window. Ladder style heated towel rail.

Cabin

A tanalised timber construction ideal for an office or play room.





FRONT GARDEN

Dominated primarily with parking the garden area has a raised welsh slate chipped section and Cotswold stone chipped planted section. Double sided access allowing access to the rear garden.

REAR GARDEN

69' 12" x 60' 0" (21.34m x 18.29m)

Initially with a slabbed patio with rendered wall boundary with lighting and power points. Double gate leads to the astro turf area and this extends to a further astro turf area with corner gazebo over a slightly raised deck. Final section of garden with Cotswold style chippings and garden shed to remain. Enclosed by mix of brick wall and well maintained fencing. Two outside taps.

Driveway

Plenty of parking to the front of the property

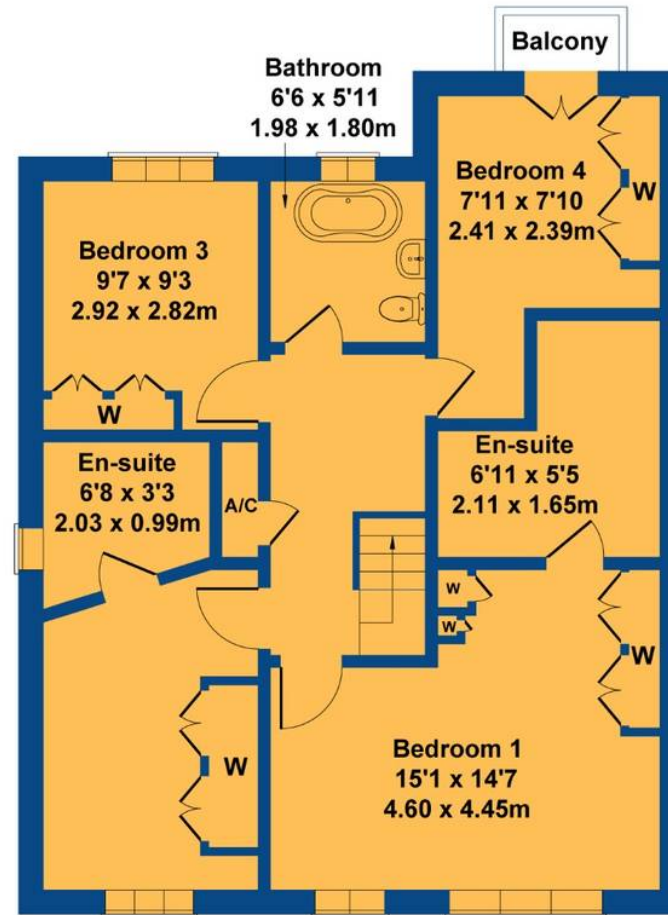
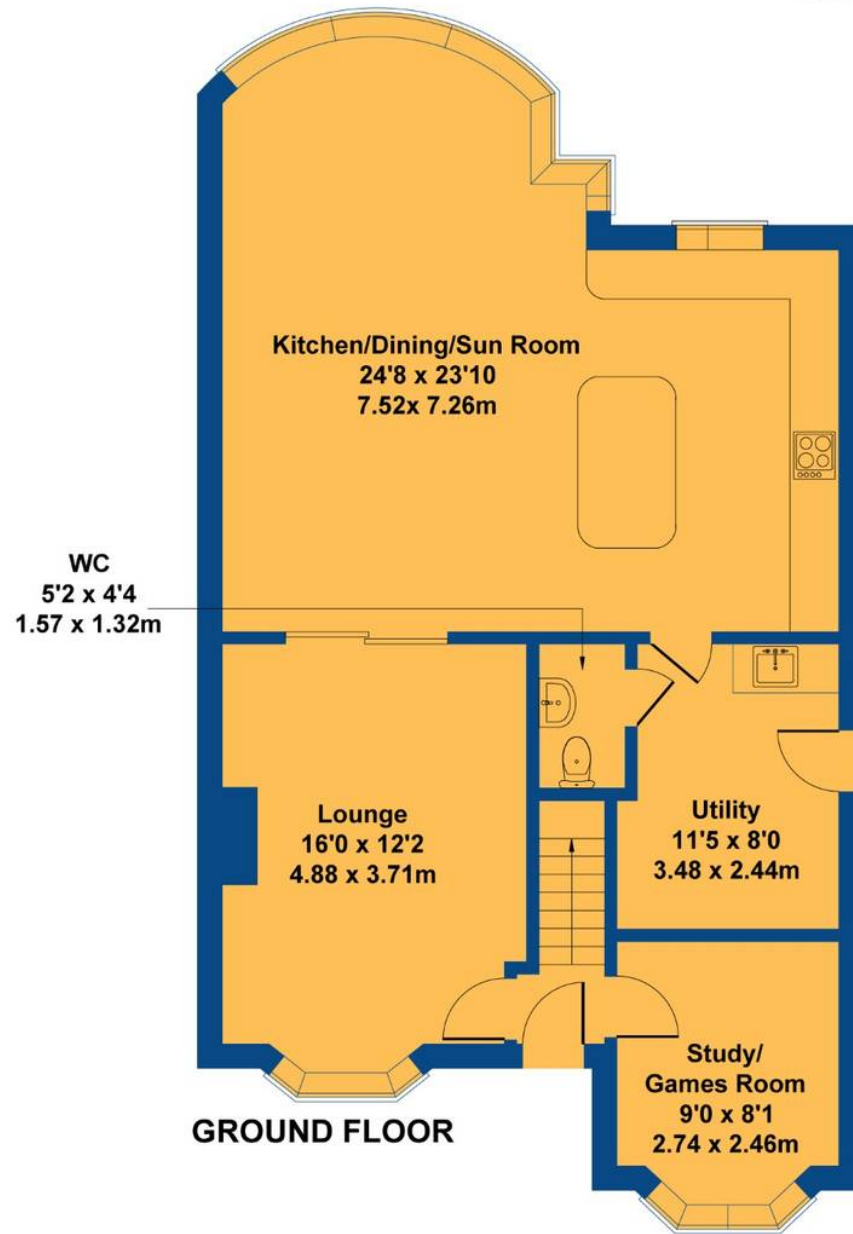






81 Murlande Way

Approximate Gross Internal Area
1668 sq ft - 155 sq m



FIRST FLOOR

Bedroom 2
13'10 x 9'3
4.22 x 2.82m

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



Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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