





28 Matthew Road

Rhoose, Barry

Council Tax band: E

Tenure: Freehold

- EXTENDED DETACHED TRUE BUNGALOW
- SUPERBLY PRESENTED GARDEN WITH RESIN PATH
- VERSATILE AND SPACIOUS ACCOMMODATION
- 3 BEDROOMS; 2 RECEPTIONS; 2 CONSERVATORIES
- MODERN KITCHEN AND WET ROOM/WC
- REPLACEMENT ROOF IN 2017 UNDER GUARANTEE
- GAS CH, UPVC DG, NO ONWARD CHAIN
- DRIVEWAY LEADING TO A SINGLE GARAGE
- EPC RATING TO BE CONFIRMED





Porch

Accessed via an obscure glazed UPVC door with matching front and side panel. Carpet tiled flooring and a further UPVC door with obscure glazing leads to the hallway.

Hall

With a feature herringbone block flooring which extends through much of the property. Matching panelled doors give access to the wet room/WC, three bedrooms, the living room and finally to a handy storage cupboard. Radiator with cover and high-level meter cupboard. Coved ceiling.

Lounge

17' 2" x 13' 5" (5.23m x 4.10m)

An impressive size room with herringbone block flooring. There are two radiators, a focal point of a marble fireplace with coal effect gas fire inset and there are two wall lights. Near full height front window looks onto the front garden. Coved ceiling.

Kitchen

11' 11" x 10' 8" (3.64m x 3.25m)

Effectively an L shaped kitchen and well appointed with a range of matching eye level and base units in a beech effect. The units are complemented with a modern worktop and these have a 1.5 bowl stainless steel sink unit inset. Space for appliances, front window and wall mounted boiler firing the gas central heating. Coved ceiling. wood effect flooring plus ceramic tiled splashback.

Wet Room

6' 5" x 5' 5" (1.96m x 1.66m)

A modern wet room with white close coupled WC and wall hung wash hand basin. The walls are fully covered with non-grout splashback areas and there is also a thermostatic adjustable height shower. Obscure glazed side window and chrome heated towel rail. Coved ceiling, shaver point and loft hatch.





Bedroom One

14' 2" x 9' 11" (4.33m x 3.02m)

A spacious double bedroom with herringbone block flooring, radiator and coved ceiling. There is a rear UPVC window (looking into the conservatory extension). Full height fitted double wardrobe accessed by a sliding doors. Radiator and vents.

Bedroom Two

9' 11" x 9' 6" (3.02m x 2.90m)

A versatile room again with herringbone block flooring. Sliding doors give access to the conservatory extension. Coved ceiling.

Conservatory

18' 0" x 10' 5" (5.48m x 3.17m)

A large conservatory extension with polycarbonate mono pitch roof and UPVC double glazed windows and patio door leading to the enclosed rear garden. There are two radiators and three spotlights.

Bedroom Three

20' 6" x 10' 2" (6.25m x 3.09m)

A very spacious and extended bedroom which is carpeted and has a dividing arch at the midpoint. There are two radiators, a rear window and double doors which lead into an en-suite shower room. A further panelled door leads through to a further reception room. Coved ceiling.

En-Suite

10' 4" x 2' 9" (3.15m x 0.85m)

With an easy wipe pebble effect vinyl flooring, this room has a shower cubicle with electric shower and there is a wall hung wash hand basin. Radiator plus double handrail. Ceramic tiled walls to half level and a panelled door lead to the WC.





WC

5' 11" x 2' 9" (1.80m x 0.85m)

With a continuation of the pebble effect easy wipe vinyl flooring, there is a close coupled WC plus front obscure glazed window and ceramic tiled splashback.

Sitting Room

11' 7" x 11' 3" (3.53m x 3.43m)

A carpeted and versatile room which has a radiator, coved ceiling, side window and sliding UPVC double glazed doors giving access to a lean to style conservatory

Conservatory Two

9' 0" x 7' 4" (2.74m x 2.23m)

With a carpeted flooring, UPVC windows and a patio door leading to the rear garden. Polycarbonate mono pitch roof.

Front Garden

Mostly laid to lawn and adjoining the drive.

Rear Garden

A delightful garden which comprises a quality resin path which winds through the garden and leads to a mix of plants, shrubs and trees - all well manicured. There are two sheds and a greenhouse but these are probably at the end of their natural life.

DRIVEWAY

3 Parking Spaces

To the front and side and with parking for three vehicles.

GARAGE

Single Garage

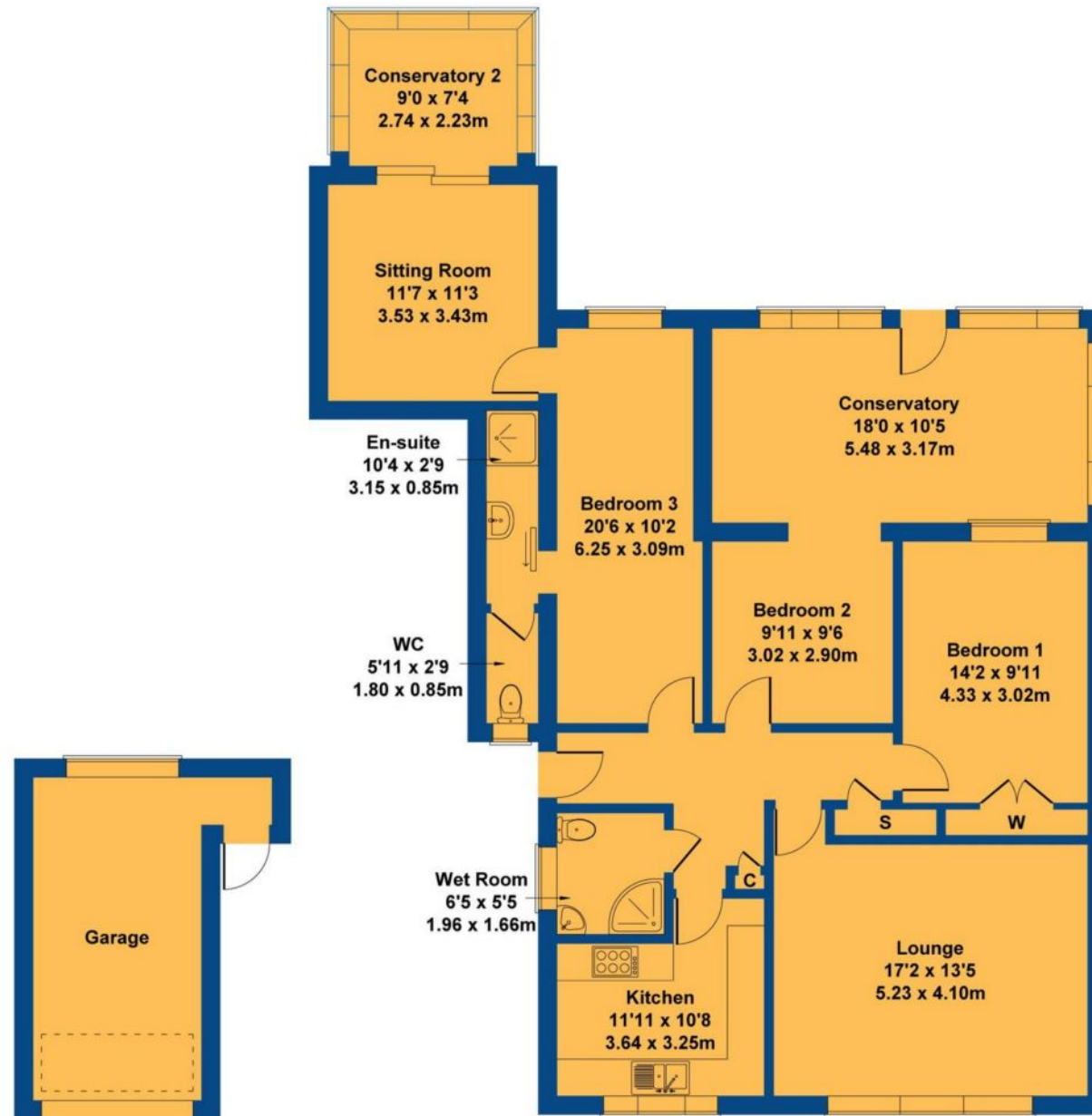
A single garage at the end of the drive and accessed via up and over door.





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Approximate Gross Internal Area
1442 sq ft - 134 sq m



GARAGE

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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