





45 Meadowcroft, Rhoose, CF62 3FR

Council Tax band: C ; Tenure: Freehold

- NO ONWARD CHAIN
- DRIVE AND ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- GROUND FLOOR WET ROOM AND FIRST FLOOR BATHROOM
- IDEAL FIRST TIME BUY

Situated in a QUIET CUL-DE-SAC location and offered for sale with NO ONWARD CHAIN. n ideal FIRST TIME BUY OR INVESTMENT opportunity. Having been extended, accommodation comprises entrance porch, lounge diner, kitchen and large wet room. the first floor has a bathroom plus double bedrooms. There is gas central heating via a combi boiler and uPVC windows and doors throughout.

Rhoose village is a short walk away and this lovely home is also a short drive from Cardiff airport, link roads and M4 corridor.





Entrance Porch

Access via UPVC door with opaque glazing. Carpeted and with coat hook storage and then internal door to lounge.

Lounge

19' 0" x 11' 7" (5.78m x 3.54m)

Carpeted lounge diner with coved ceiling and front aspect window. Under stair storage cupboard and radiator. Further radiator in the dining area. Stairs leading to the first floor and doors to the downstairs wet room and kitchen.

Kitchen

11' 7" x 7' 2" (3.53m x 2.18m)

Fitted kitchen with wooden eye and base level units and complementing work surfaces over. Stainless steel sink unit with mixer tap. Inset gas hob, oven under and cooker hood over. Space and plumbing for further appliances as required. Concealed Worcester boiler. Tiled floor. uPVC window to rear plus glazed door to the garden.

Wet Room

10' 11" x 7' 5" (3.33m x 2.26m)

A handy ground floor wet room with walk-in cubicle and electric shower inset. WC and wash basin. Extractor. Side aspect windows plus radiator.





Landing

Carpeted landing with loft hatch and doors to 2 double bedrooms and bathroom.

Bedroom One

11' 7" x 10' 8" (3.54m x 3.26m)

Double bedroom with laminate floor, rear aspect window, radiator and over stair storage cupboard.

Bedroom Two

9' 6" x 8' 1" (2.90m x 2.46m)

Double bedroom with laminate floor, front aspect window, radiator and full height sliding wardrobes. Measurements exclude depth of wardrobes.

Bathroom

6' 8" x 5' 7" (2.03m x 1.69m)

Bathroom suite in white, comprising panel bath with shower attachment off mixer, pedestal wash basin and low-level WC with button flush. Fully tiled walls plus rear aspect opaque window. Ladder heated towel rail and shaver point plus laminate effect vinyl floor.

Driveway

1 Parking Space

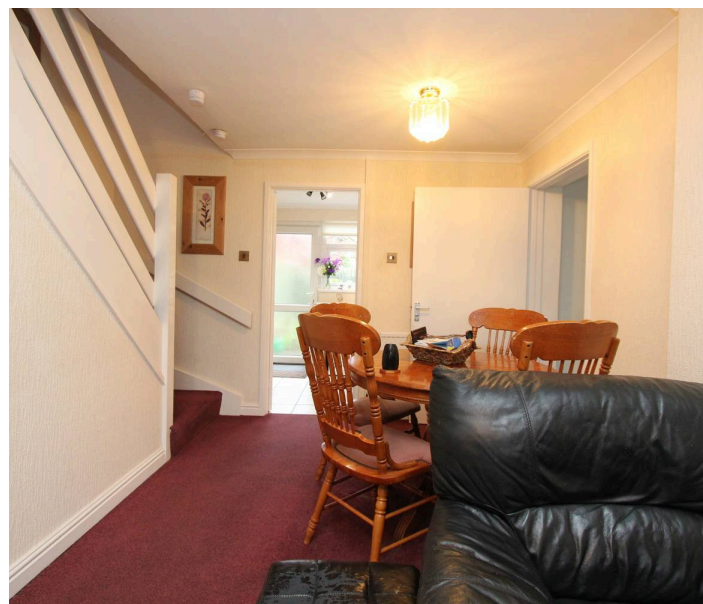
Off road parking to the side of the property.

Front Garden

Lawn and pathway leading to the front door. Handrails for ease of access.

Rear Garden

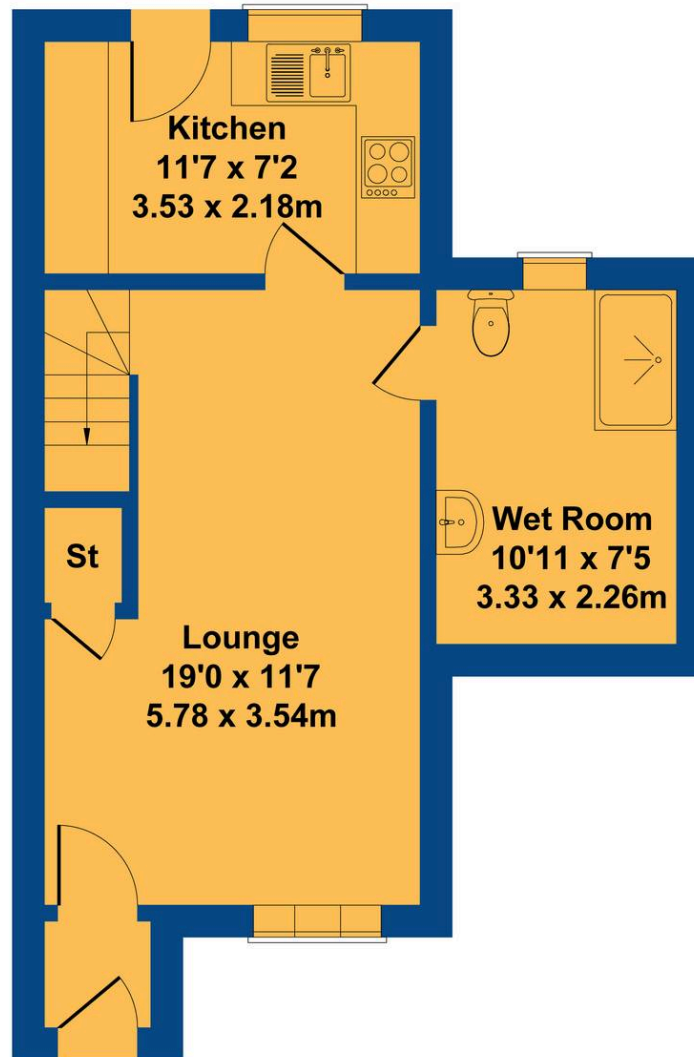
Enclosed rear garden with patio and lawn plus established shrubs and plants. Outside tap, side access gate plus large shed.



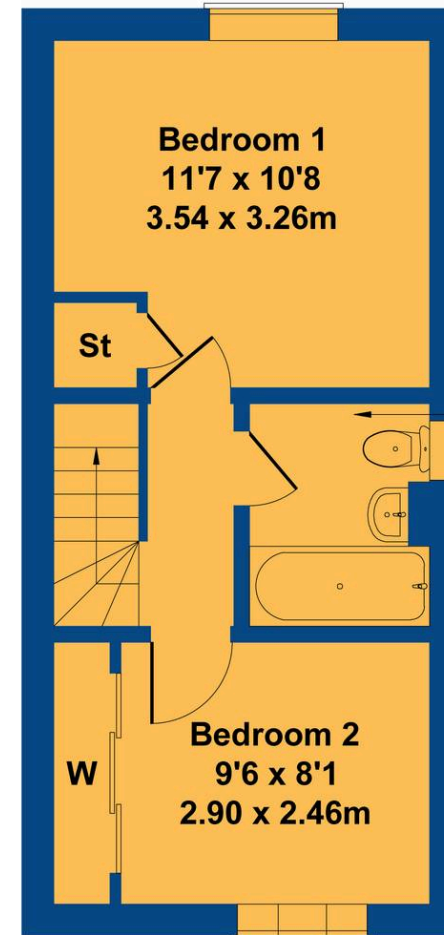
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Approximate Gross Internal Area
710 sq ft - 66 sq m

Bathroom
6'8 x 5'7
2.03 x 1.69m



GROUND FLOOR



FIRST FLOOR

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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