

21 Greenway Close



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AWAITING FLOORPLAN



SHEPHERD SHARPE

21 Greenway Close

Llandough CF64 2LZ

£460,000

A spacious and attractively presented three double bedroom detached bungalow found in a sought after quiet cul-de-sac. Comprises hallway, good size lounge, kitchen/breakfasting/dining area, utility, rear lobby, wc, storage, two double bedrooms and shower room to ground floor. To the first floor there is a formal loft conversion (carried out in 1984) with double bedroom and en-suite shower room. Generous gardens to front and rear, good off road parking, garage and garden room. Double glazing, gas central heating. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



uPVC double glazed front door and side window to hallway.

Hallway
A bright and light hallway with part uPVC double glazed porch roof. Carpet, radiator, open tread carpeted staircase to first floor loft conversion (converted in 1984).

Lounge
11'10" x 16'4" (3.62m x 5.0m)
A good size lounge. Large uPVC double glazed window to front. Chimney breast with living flame coal effect gas fire (not working), carpet, radiator.

Kitchen/Breakfasting/Dining
25'4" x 11'0" (7.74m x 3.36m)
Previously two separate rooms now open plan. Seating area to one side, space for dining. Full height sliding uPVC double glazed patio doors. Attractive wood effect vinyl flooring, radiator, neutral decoration, coving. There is a wide opening leading through to a spacious kitchen/breakfast room. The kitchen has traditional cream coloured panelled units, contrast wood grain effect work top, sink with half bowl and drainer, lever mixer tap. Integrated dishwasher, space for range cooker, extractor, plumbing for washing machine, space for fridge. Large dresser with two glazed cupboards plus additional storage, gas powered stove, coved ceiling, modern downlighting, space for table and three chairs. uPVC double glazed window looking onto rear garden.

Rear Side Lobby
The rear lobby connects to the garage and outbuildings. Carpet tiled floor, radiator, large cloaks cupboard, useful storage, access to garage. uPVC double glazed window and door to garden, additional door to the front drive.

Bedroom 1
11'10" x 11'9" (3.62m x 3.60m)
A lovely bright room. Large uPVC double glazed window to front. Carpet, radiator, suite of built-in fitted bedroom furniture, coved ceiling.

Bedroom 2
11'9" x 10'10" (3.60m x 3.31m)
A second double bedroom. uPVC double glazed window to side. Carpet, radiator, coved ceiling.

Shower Room
8'7" x 5'10" (2.63m x 1.79m)
Fully tiled and attractively presented. Comprising large shower enclosure with accessible hand grip, shower fittings in chrome, wash hand basin and wc built into bespoke storage. Chrome ladder radiator, coved ceiling, downlights. uPVC double glazed window.

W.C.
Refurbished with acrylic wall boarding, vinyl flooring, twin flush wc, wash hand basin. There are separate cupboard/storage, additional cloaks cupboard and separate shelved storage. Timber window to rear.

First Floor Landing
The loft was formally converted with relevant planning in 1984). Carpet, door to bedrooms two and three.



Bedroom 3
14'11" x 11'10" (4.56m x 3.63m)
A good size double bedroom. Velux window with blind. Carpet, radiator, NTL cable connection, fitted wardrobe. Access to en-suite.

Shower Room
6'11" x 5'11" (2.12m x 1.82m)
Comprising satin chrome shower enclosure with sliding shower attachment, waterproof acrylic wall boarding, white tiling, contemporary wash hand basin with storage beneath, twin flush wc. Vinyl flooring, extractor, downlights.

Front Garden
Deep lawned front garden, good off road parking.

Rear Garden
The garden is good sized, very private and well stocked. Two areas of patio one covered, one open, traditional mixed planting, several mature trees with a lovely beech hedge to the bottom of the garden which gives good privacy. There is a gate at the bottom of the garden leading out onto the main road. Outside water supply, gated side access to one side.

Studio/Home Office
13'9" x 6'6" (4.20m x 2.0m)
Could be a studio/home office. uPVC double glazed windows and French doors leading out to garden. Carpet, tiled floor, power and lighting.

Garage
16'9" x 8'10" (5.12m x 2.71m)
Presently the garage door is closed up, uPVC double glazed door from the driveway, power and lighting, wall units.

Council Tax
Band F £3,045.37 p.a.

Post Code
CF64 2LZ

