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Adenfield Way, Rhoose Barry
£525,000

 peter
alan

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About the property

UNIQUE TO THE STREET - SHOW HOME CONDITION - BUILT IN 2021 - AMPLE OFF ROAD PARKING - GARAGE AND SUN ROOM - LOW MAINTENANCE REAR GARDEN. This versatile 2/4 bedroom detached bungalow offers flexible living. Situated on a generous plot, the property briefly comprising of hallway, lounge, dining room, open plan living/dining/kitchen, utility room, downstairs bathroom, landing, 2 large double bedrooms, ensuite, upstairs shower room. Low maintenance private rear garden with a garage and sun room. *Potential to create home office*

The property is close to local amenities; Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment, easy access to link roads leading to the M4 corridor and on public transport routes. Please call 01446 733224 to arrange your appointment.

Accommodation

Property Information

All rooms are fitted with ample double power sockets, television sockets, CAT5 wiring for WIFI throughout. Electric smoke alarms in the kitchen, hallway and landing. Sprinkler system in all rooms.

Entrance Hallway

Wood flooring.

Bedroom 3 / Reception Room

12' 6" Max x 11' 7" Max (3.81m Max x 3.53m Max)

Wood floor, sockets and tv point, window to front.

Bedroom 4 / Reception Room

11' 7" Max x 11' 4" Max (3.53m Max x 3.45m Max)

Wood floor, sockets and tv point, window to front.

Utility Room

12' 3" Max x 4' 6" Max (3.73m Max x 1.37m Max)

Fitted cupboards and complimentary granite worktops, space for washing machine, uPVC door to side, tiled floor. Worcester combi-boiler which has full service history.

Living/Dining/Kitchen

30' 3" Max x 12' 6" Max (9.22m Max x 3.81m Max)

A versatile living space with two bi-fold doors to rear garden, ideal for hosting. Window to side. Matching wall and base cupboards with complimentary granite worktops, island with induction hob and extractor fan, integrated appliances. Wood flooring.





Bathroom

Double walk-in shower, separate bath, w.c, sink, vanity unit, wall unit, shaving points, extractor fan.. Tiled walls and flooring.

Bedroom One

25' 7" Max x 12' 5" Max (7.80m Max x 3.78m Max)
Fitted carpet, window to rear overlooking garden, velux windows to front, storage in eaves. Fitted blackout blinds.

Bedroom Two

25' 6" Max x 14' 3" Max (7.77m Max x 4.34m Max)
Fitted carpet, window to rear overlooking garden, velux windows to front, ensuite. Fitted blackout blinds.

En Suite

Walk in double shower, w.c, sink, vanity unit, lighted mirror, shaving points, extractor fan. Tiled walls and flooring.



Shower Room

Walk in shower, w.c, sink, wall unit, vanity cabinet, shaving points, extractor fan. Tiled walls and flooring.

To Front

Accessed via double bespoke iron gates with ample parking for multiple vehicles. Electric car charging point and double electric power point. Flower beds and black slate area, ramped access to front door suitable for accessibility needs. Side access to rear garden from both sides of property.

To Rear

Garage

17' 4" max x 8' 9" max (5.28m max x 2.67m max)
Electric roll up door, power points and lighting.

Sun Room

16' 7" max x 7' 9" max (5.05m max x 2.36m max)
French doors to rear garden, tiled floor, power and lighting, currently presented as a bar room but ideal home office, sun room.



Rear Garden

Low maintenance landscaped private rear garden with large patio area accross the rear of the property. There is also another seperate patio area surrounded by black slate. Raised bespoke flower beds, outside water tap.





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