



41 Meadowcroft, Barry CF62 3FR £215,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

A beautifully presented two-bedroom semi dethatched dwelling. The property offers a spacious layout that is ideal for a small family or a local resident looking to downsize. Situated in the peaceful village of Rhoose, this property enjoys a prime location within a sought-after cul-de-sac. Close proximity to Cardiff airport, convenient stores and access to public transport.

The property briefly comprises to the ground floor, entrance porch, living / dining room with spiral staircase to the first floor and a modern fitted kitchen benefiting from integrated appliances.

To the first floor, two bedrooms and a family bathroom. To the front, off road parking with a large drive providing ample parking for multiple vehicles. Front garden with laid sandstone decorative chippings. To the rear, a low maintenance garden with raised and level patio areas, lawn, access to the driveway.

Benefiting from gas central heating and uPVC double glazing throughout.



FRONT

Spacious driveway providing ample parking for multiple vehicles. Laid decorative sandstone chippings. Steps to a UPVC double glazed front door.

Entrance Porch

2.0 x 4'10 (0.61m.0.00m x 1.47m)

Panelled ceilings and walls. Wood flooring. UPVC double glazed front door with obscured glass insert. Wood framed door with glass insert leading through to the living / dining room.

Living Room

12'07 x 15'09 (3.84m x 4.80m)

Textured ceiling with coving, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the front and side elevations. Wood framed door with glass insert leading through to the kitchen / breakfast. Further wood framed door with glass insert leading through to the entrance porch. Spiral staircase rising to the first floor.

Kitchen / Breakfast

7'05 x 12'07 (2.26m x 3.84m)

Textured ceiling, smoothly plastered walls. LVT flooring. Wall mounted vertical radiator. UPVC double glazed window to the rear elevation. UPVC double glazed door leading out to rear garden. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated Electric hob. Integrated oven. Stainless steel cooker hood. Integrated fridge and freezer. Space for washing machine. Porcelain tiled metro style splash backs. Stainless steel sink. Wood framed door leading through to the living room.

FIRST FLOOR

First Floor Landing

7'02 x 7'09 (2.18m x 2.36m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet spiral staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, bedroom two and a further wood panelled door leading to a family bathroom.

Bedroom One

8'03 x 10'01 (2.51m x 3.07m)

Textured ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

Bedroom Two

7'05 x 12'08 (2.26m x 3.86m)

Textured ceiling with loft access via a drop down fixed ladder, (Attic space is boarded), smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to storage. Wood panelled door leading through to the first floor landing.

Family Bathroom

4'06 x 7'02 (1.37m x 2.18m)

Textured ceiling, smoothly plastered walls - part porcelain tiled. LVT flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Bath with electric shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden. Paved patio area providing ample room for garden furniture. Feather edged fencing surrounding. Laid to lawn. Side gated access to large driveway. UPVC double glazed door leading to the kitchen.

COUNCIL TAX

Council tax band C

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

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TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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