





54 Cilgant Y Meillion

Rhoose, Barry

Immaculate 3 bed detached home with en-suite, modern kitchen (Smeg hob), enclosed rear garden, driveway for 2 cars, and move-in ready. Close to shops, schools, parks, and transport links.

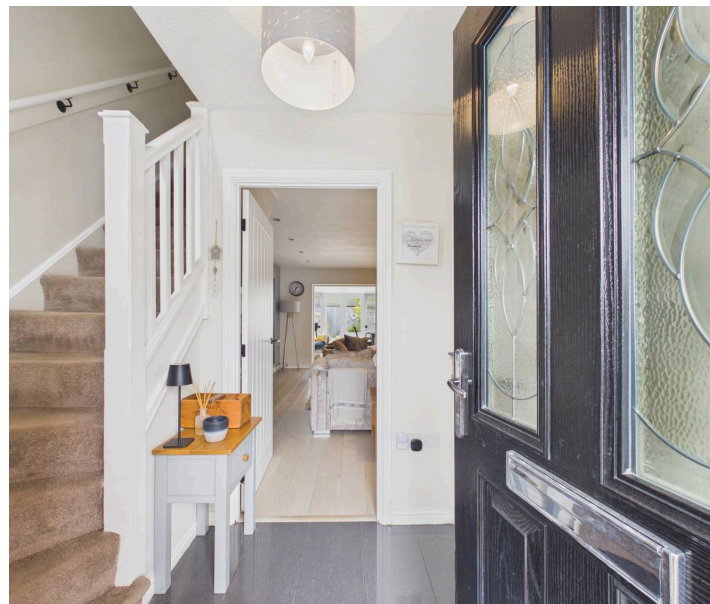
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFULLY PRESENTED 3 BED DETACHED FAMILY HOME
- FULLY INTEGRATED APPLIANCES, INCLUDING A SMEG GAS HOB
- THREE DOUBLE BEDROOMS
- BATHROOM AND EN-SUITE
- DRIVEWAY FOR 2 VEHICLES (SIDE BY SIDE)
- FULLY ENCLOSED, TRANQUIL REAR GARDEN
- EPC RATING TBC
- MOVE IN READY





Entrance Hall

Cloakroom WC

2' 11" x 5' 1" (0.88m x 1.55m)

Living Room

10' 11" x 18' 10" (3.32m x 5.74m)

Sun Room

18' 1" x 9' 10" (5.52m x 2.99m)

Kitchen

14' 1" x 8' 2" (4.30m x 2.48m)

Utility Room

8' 1" x 7' 7" (2.47m x 2.31m)

Garage / Store

9' 4" x 8' 5" (2.84m x 2.56m)

Landing

Bedroom One

16' 6" x 11' 5" (5.03m x 3.48m)

En-suite

10' 9" x 3' 1" (3.27m x 0.95m)

Bedroom Two

10' 11" x 9' 8" (3.34m x 2.94m)

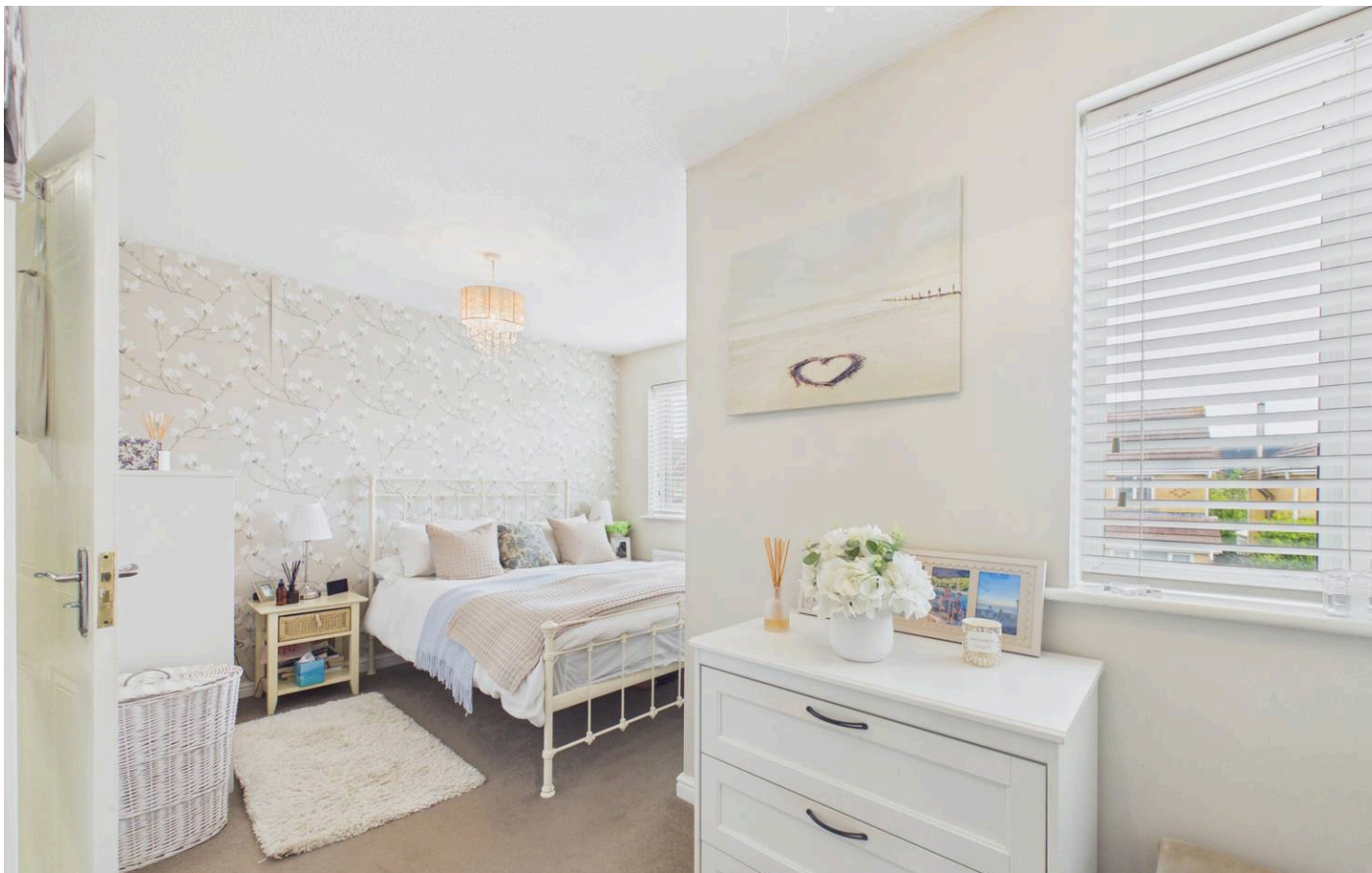
Bedroom Three

8' 6" x 11' 2" (2.58m x 3.41m)

Bathroom WC

7' 7" x 6' 4" (2.31m x 1.92m)





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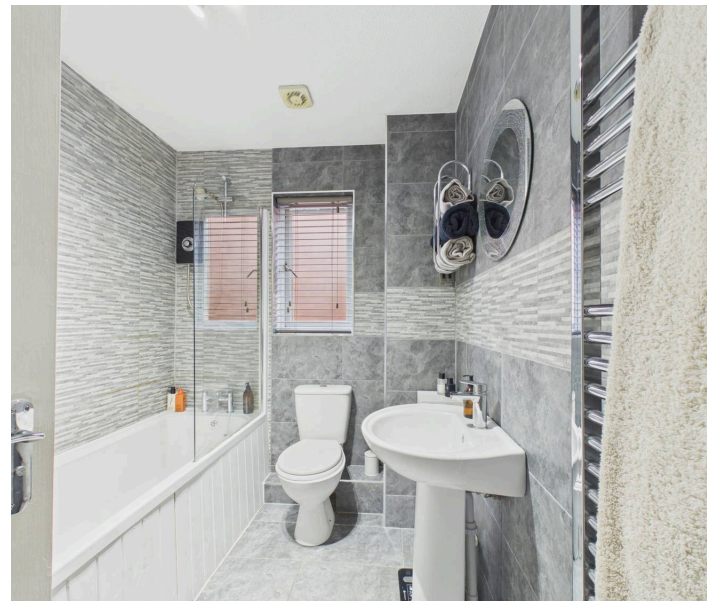
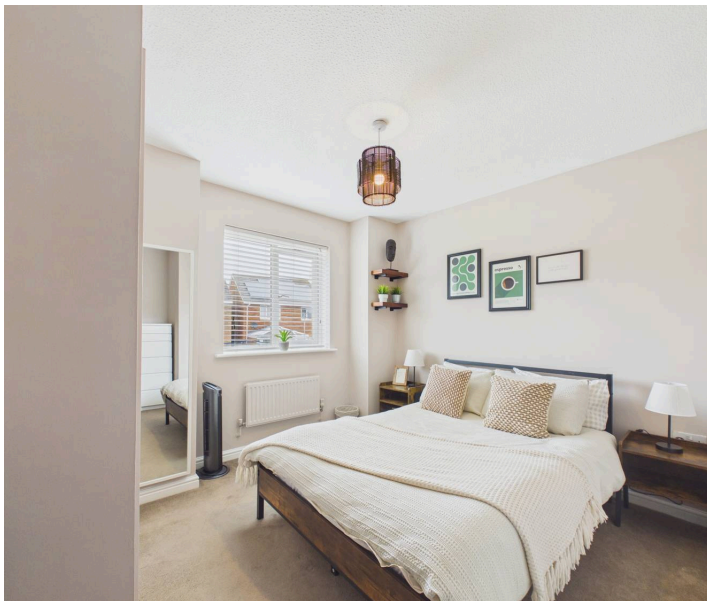
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REAR GARDEN

31' 12" x 28' 12" (9.75m x 8.83m)

FRONT GARDEN

DRIVEWAY

2 Parking Spaces







Ground Floor

Approximate total area⁽¹⁾

102.2 m²

1101 ft²

Reduced headroom

0.3 m²

3 ft²



First Floor

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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