





58 Greenmeadow Way, Rhoose

Council Tax band: F; Freehold, B84

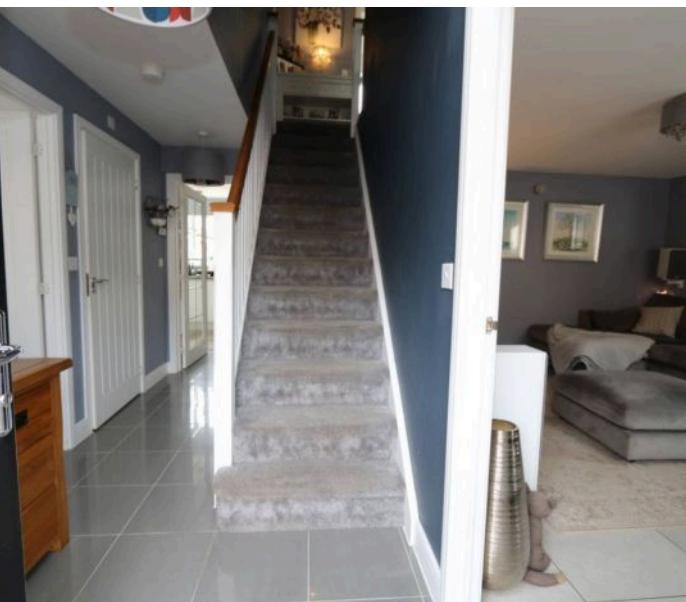
- A DELIGHTFUL DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS AND TWO RECEPTIONS
- LARGE KITCHEN/DINER WITH FRENCH DOORS
- UTILITY/WC, EN-SUITE & FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH GAZEBO
- GARAGE FULLY CONVERTED TO AN OFFICE
- TWO CAR DRIVEWAY; IMMACULATE

This excellent size Taylor Wimpey home offers a welcoming entrance hall, spacious lounge, cloakroom/study, a utility/WC and a full width kitchen/dining room which has French doors to the rear garden.

The first floor boasts 4 double bedrooms, one with an en suite double shower and there is a family bathroom/WC.

Outside, there is an open plan style front which wraps around to the right hand side with a two car drive on the left side. Gated access leads in to the excellent size rear garden which also houses the detached office (former garage) which has been converted and signed off by building control.

Importantly, the property is in Rhoose which finds itself in the catchment for Cowbridge Comprehensive School and the rail station is a short walk away as are the fabulous coastal walks.





Entrance Hall - An impressive central hall that has a ceramic tiled flooring and matching column panelled doors to the living room, cloakroom style office, utility/WC and family kitchen diner. A carpeted stairs leads to the first floor. Radiator.

Living Room - 17' 10" x 12' 8" (5.43m x 3.85m)
An immaculately decorated room with an impressive porcelain tiled flooring. There is a front bay window and an additional side window. Two radiators.

Study Cloakroom - 8' 5" x 6' 9" (2.56m x 2.07m)
A versatile room which has a front window and radiator. Full range of fitted storage cupboard ideal for shoe/coat storage remain.

Utility WC - 6' 9" x 5' 5" (2.07m x 1.65m)
With a continuation of the ceramic tiled flooring, this handy room has a close coupled WC and doubles up as a utility room with space for washing machine. There is a base level cupboard for additional storage and a recessed sink into a deep worktop space. Radiator and extractor.

Kitchen Dining Room - 26' 5" x 10' 6" (8.04m x 3.20m)
Again with a continuation of the ceramic tile Flooring, this room is in two distinct areas. Initially, the kitchen which is fitted with a comprehensive range of matching eye level and base units in white with soft close and these are complemented by modern worktops which have a 1 1/2 bowl Franke sink unit with mixer tap. Integrated appliances include a four ring gas hob with extractor hood over and matching splashback plus two adjacent double waist level ovens, and a dishwasher. Rear window and radiator. A Peninsula style breakfast bar divides the kitchen and the dining space which in turn has French style uPVC doors giving access out to the rear garden. Additional storage units in grey and additional worktop space.





Landing - A carpeted landing with matching column panel doors to the four double bedrooms and bathroom plus an airing cupboard which houses the hot water cylinder. Loft hatch.

Bedroom One - 12' 7" x 12' 4" (3.84m x 3.75m)
A carpeted double bedroom with a feature front bay window, two sets of double wardrobes excluded from dimensions provided and a radiator. A column panelled door leads to the ensuite.

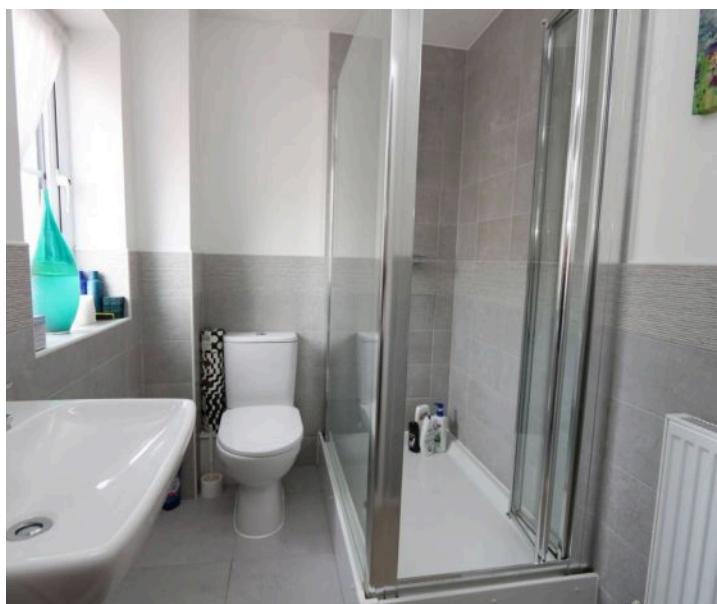
En Suite - 6' 8" x 5' 3" (2.02m x 1.61m)
With a ceramic tile flooring and an immaculate suite in white comprising close coupled WC, pedestal basin and double fully tiled shower cubicle with thermostatic shower inset. Radiator, tiled splashbacks to dado level plus matching sill which has an obscure glazed front window. Shaver point and mirror.

Bedroom Two - 13' 8" x 10' 0" (4.16m x 3.04m)
A carpeted double bedroom of excellent proportions. It has a front window, radiator and double wardrobe.

Bedroom Three - 10' 6" x 8' 11" (3.20m x 2.72m)
A third carpeted double bedroom with rear window, radiator and recessed double wardrobe excluded from dimensions provided

Bedroom Four - 11' 2" x 10' 0" (3.41m x 3.05m)
A fourth carpeted double bedroom which has a rear window and a radiator.

Bathroom WC - 6' 9" x 6' 2" (2.06m x 1.87m)
With a ceramic tiled flooring and a white suite comprising close coupled WC, pedestal basin and bath with glass shower screen over and a thermostatic shower. Tiled splashbacks, deep sill and an obscure glazed rear window. Shaver point and radiator.





Insulated Office - Accessed via folding doors from the garden, this expertly converted garage now provides an excellent office space. It also has two base cupboards, appliance space and a good worktop area. There is wiring for sound, internet connection etc and there is a smooth ceiling with spotlights plus a herringbone style vinyl flooring.

Front Garden

A front garden that extends to the side and is bordered by well kept planted sections.

Rear Garden

Initially with a good expanse of decking covered by a gazebo (wiring in situ for a hot tub if required). There are then two areas of patio, a second deck and pretty planted sections. The garden is enclosed by brick wall in the main, and with a small section of fencing to the corner. Outside tap and gate to the drive. Folding doors lead to the office.

DRIVEWAY

2 Parking Spaces

To the left side of the property and with off road parking for two vehicles.

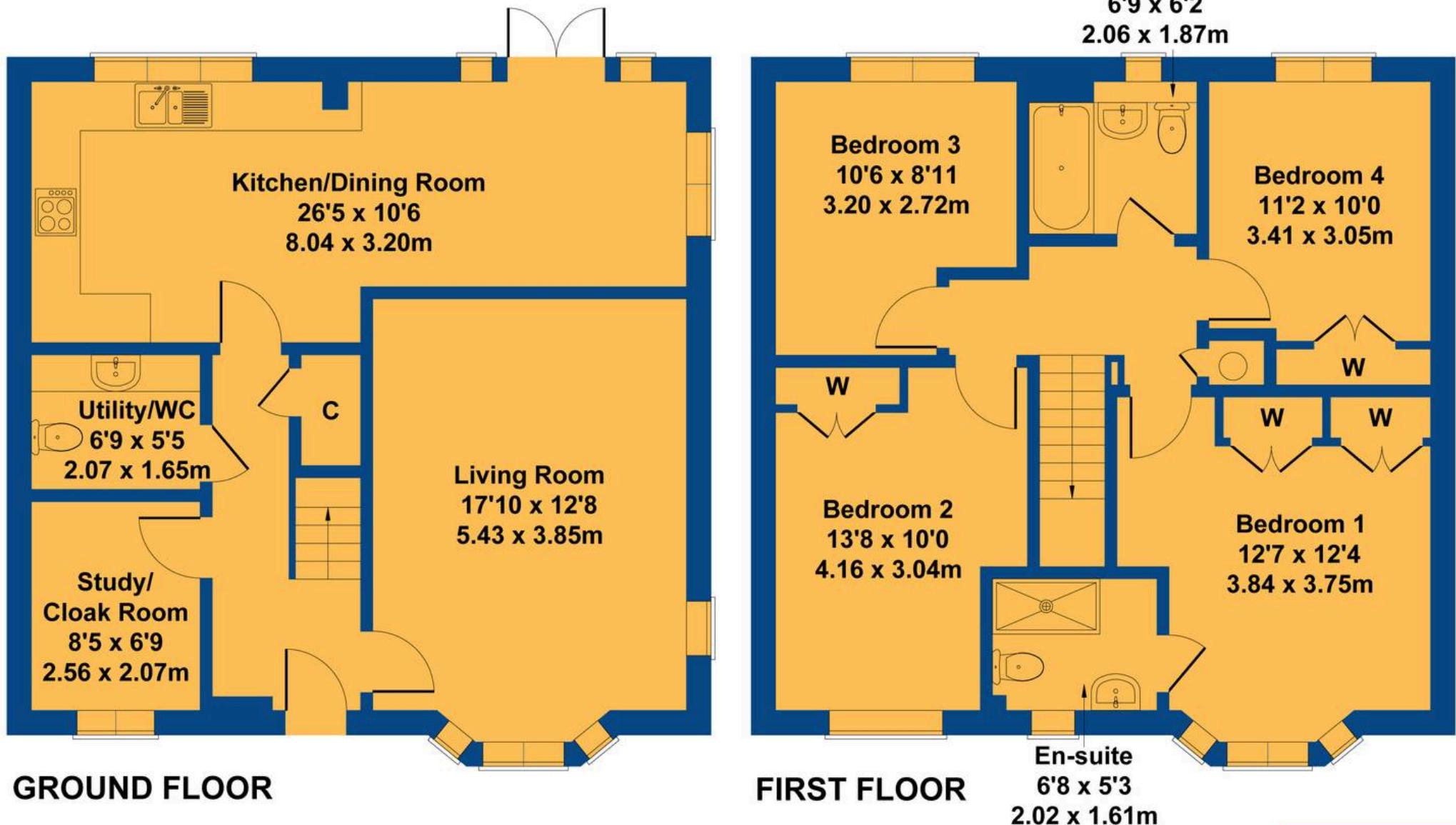




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Approximate Gross Internal Area

1345 sq ft - 125 sq m



Not to Scale. Produced by The Plan Portal 2026
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