





## 42 Meadowcroft, Rhoose, CF62 3FR

Council Tax band: B

Tenure: Freehold

EPC: TBC

- IDEAL STARTER HOME OR BUY TO LET INVESTMENT
- LIVING ROOM AND KITCHEN
- BATHROOM/WC AND DOUBLE BEDROOM
- DELIGHTFUL ENCLOSED REAR GARDEN
- TWO CAR DRIVEWAY
- FREEHOLD - NO SERVICE CHARGES
- NO ONWARD CHAIN
- EPC RATING TO BE CONFIRMED

Situated in this cul de sac location and comprising a spacious lounge and kitchen to the ground floor. The first floor has a bathroom plus good size double bedroom with storage and wardrobe.

Outside, there is a delightful rear garden which enjoys excellent privacy and also off road parking for two vehicles (nose to tail).

The property is available with no onward chain, comes with freehold tenure and there are no service charges.





### Lounge

15' 7" x 14' 1" (4.76m x 4.29m)

A spacious light and airy carpeted room which has front and side windows and is accessed initially via a uPVC door with patterned glazing. Storage heater, carpeted, wrought iron staircase leading to the first floor and open access leads to the kitchen

### Kitchen

6' 8" x 6' 1" (2.02m x 1.86m)

With a ceramic tiled flooring, the kitchen has high-level and base units plus a stainless steel sink unit and worktops. Ample space for appliances as required. Tiled splashbacks, front uPVC window and a strip light.

### Landing

A small carpeted landing which has matching doors (one sliding) leading to the double bedroom and bathroom. Storage space over the stairwell.

### Bedroom

13' 9" x 8' 6" (4.20m x 2.60m)

A spacious carpeted double bedroom with front and side uPVC windows – the side enjoying an open aspect over adjacent playing fields. Mirrored recessed double wardrobe excluded from dimensions provided. Additional storage cupboard. Loft hatch.



### Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

With a mushroom coloured suite comprising low-level WC, pedestal wash basin and a twin grip bath with electric shower unit over. Easy wipe floor covering and ceramic tiled splashback and walls. Obscure glazed uPVC front window.



## REAR GARDEN

53' 10" x 23' 4" (16.4m x 7.1m)

A delightful garden with areas of patio and substantial level lawn which has planted borders. The garden is nicely enclosed by well kept fencing and enjoys super privacy.

## DRIVEWAY

2 Parking Spaces

There is a driveway to the front of the property with space for two vehicles (the right hand area looking from the front)

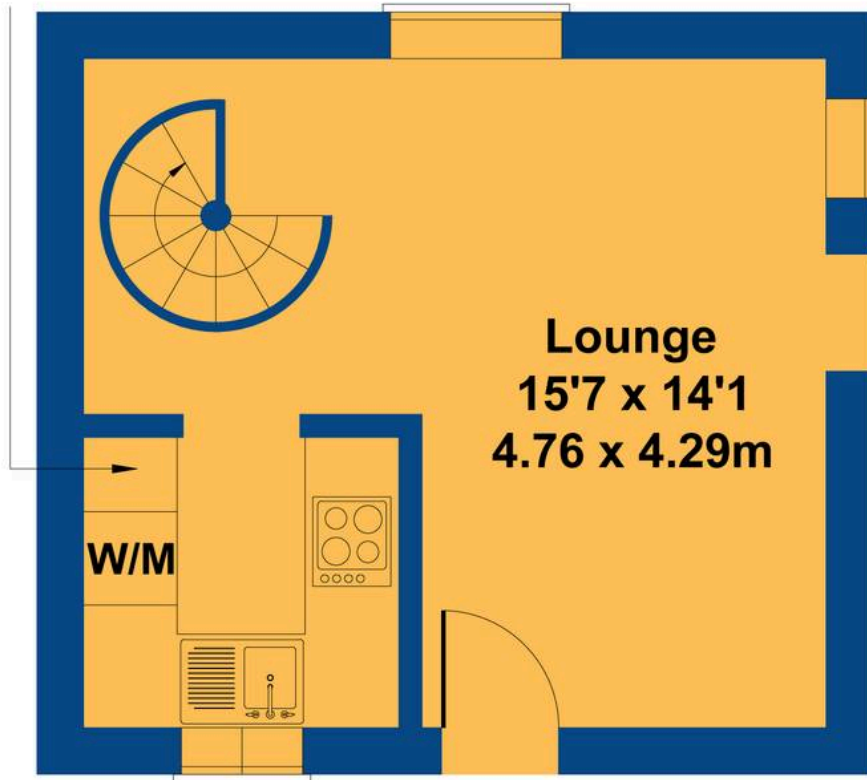


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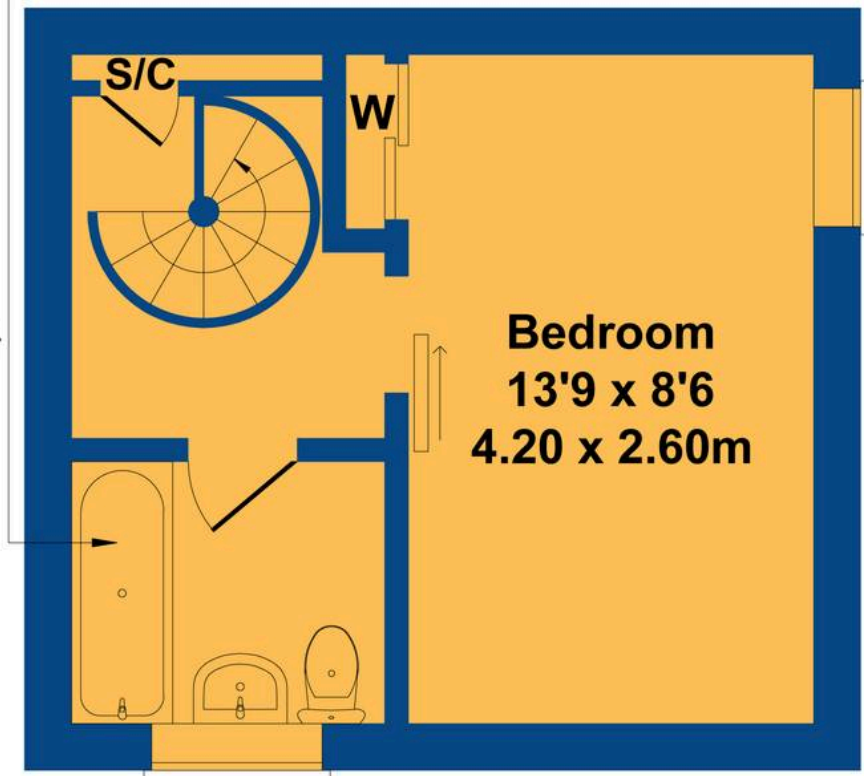
Approximate Gross Internal Area  
441 sq ft - 41 sq m

**Kitchen**  
6'8 x 6'1  
2.02 x 1.86m

**Bathroom**  
6'1 x 5'6  
1.85 x 1.68m



**Lounge**  
15'7 x 14'1  
4.76 x 4.29m



**Bedroom**  
13'9 x 8'6  
4.20 x 2.60m

**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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## Chris Davies Estate Agents

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