





## 50 Llanmead Gardens, Rhoose

Council Tax band: E; Freehold; EPC D66

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- 2 RECEPTION ROOMS AND CONSERVATORY
- MODERN FITTED KITCHEN, UTILITY & CLOAKS/WC
- EN-SUITE AND FAMILY BATHROOMS
- DRIVE, GARAGE AND ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION BACKING FIELDS
- EPC D66

A great size detached family home situated in the catchment for Cowbridge Comprehensive Catchment. The ground floor has two main receptions, a conservatory, modern fitted kitchen, utility and cloakroom/WC.

The first floor has the three double bedrooms, one en-suite and a family bathroom/WC refitted in 2025.

Outside, there is a front garden, drive, detached garage and enclosed rear garden.

There is pedestrian access through St Siors Meade (to Wesley Avenue) and this leads to the main amenities of Rhoose village plus the rail station (circa 15 minute walk). There are distant sea views from upper front windows.





#### **Hallway.**

#### **Cloakroom/WC.**

5' 8" x 2' 9" (1.73m x 0.84m)

With tiled flooring, close couple WC, corner wash basin with tiled splashback. Obscure glazed front window & heated towel radiator.

#### **Living Room.**

17' 11" x 10' 10" (5.46m x 3.30m)

This spacious living room comprises of laminate flooring, fireplace and radiator. Front UPVC window and rear patio doors which allow access to the conservatory. Two matching doors give access to the kitchen and hallway.

#### **Dining Room.**

10' 2" x 9' 0" (3.10m x 2.74m)

Laminate flooring, front UPVC window, doors leading to the hallway and kitchen.

#### **Conservatory.**

9' 11" x 9' 8" (3.02m x 2.94m)

Tiled flooring, French doors give access to the rear garden. Glazed panel door through to the utility room.

#### **Kitchen.**

13' 4" x 8' 5" (4.06m x 2.56m)

Matching eye and base level units with contrasting worktop. Stainless steel sink unit inset with mixer tap over. 4 ring gas hob with extractor over and separate waist level electric oven and grill. Space for washing machine and freestanding fridge/ freezer. Tiled flooring. Doors leading to utility room and dining room.





**Utility Room.**

8' 9" x 5' 8" (2.66m x 1.73m)

Tiled flooring, base level units with contrasting worktop and a stainless steel sink unit with mixer tap over. Tiled splashback and space for washing machine. There is a further full length unit along with a UPVC door out to the rear garden.

**Landing.**

Laid to laminate flooring, matching doors lead to the bedrooms, bathroom and airing cupboard. Radiator.

**Bedroom One.**

11' 8" x 10' 1" (3.55m x 3.07m)

With a continuation of the laminate flooring this spacious bedroom has a front facing UPVC window, radiator, handy built in storage cupboard and door leading to en-suite.

**En suite.**

5' 10" x 5' 7" (1.78m x 1.70m)

Laminate flooring, shower unit, close couple WC and wash basin. Half tiled walls. Obscure glazed front window. Wall mounted mirrored vanity cupboard and glass shelf under. Radiator and extractor.

**Bedroom Two.**

11' 0" x 8' 8" (3.35m x 2.64m)

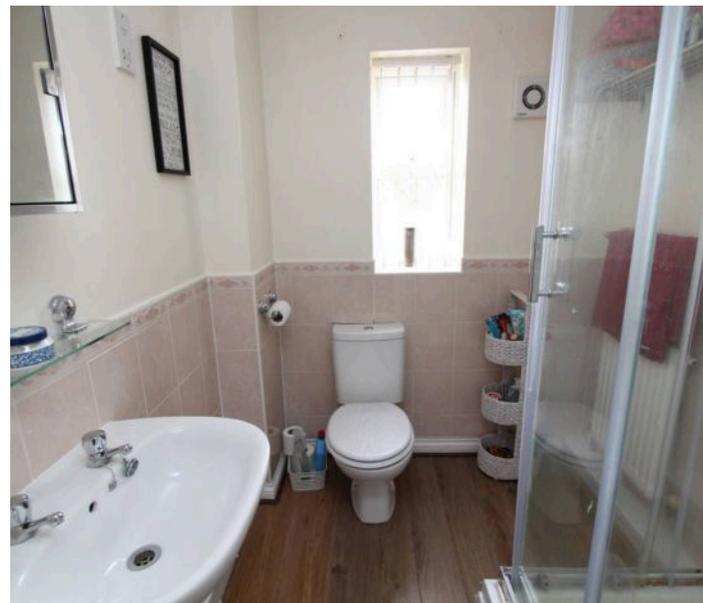
A good sized double bedroom with laminate flooring, front UPVC window and radiator.

**Bedroom Three.**

9' 0" x 8' 1" (2.74m x 2.46m)

**Loft space.**

The loft is accessed via a pull down ladder from bedroom three. It is boarded in the main areas and ideal for general storage. Lighting is provided.





### **FRONT GARDEN**

With a lawn and selection of plants/shrubs. A path leads to the front door and the driveway.

### **REAR GARDEN**

43' 12" x 21' 12" (13.4m x 6.7m)

An enclosed rear garden with great privacy. There are predominantly areas of patio slabs with planted borders.

### **GARAGE**

Single Garage

Of brick construction accessed via the front with an up and over door. There is a pitched roof and it is detached. Power and lighting is provided.

### **DRIVEWAY**

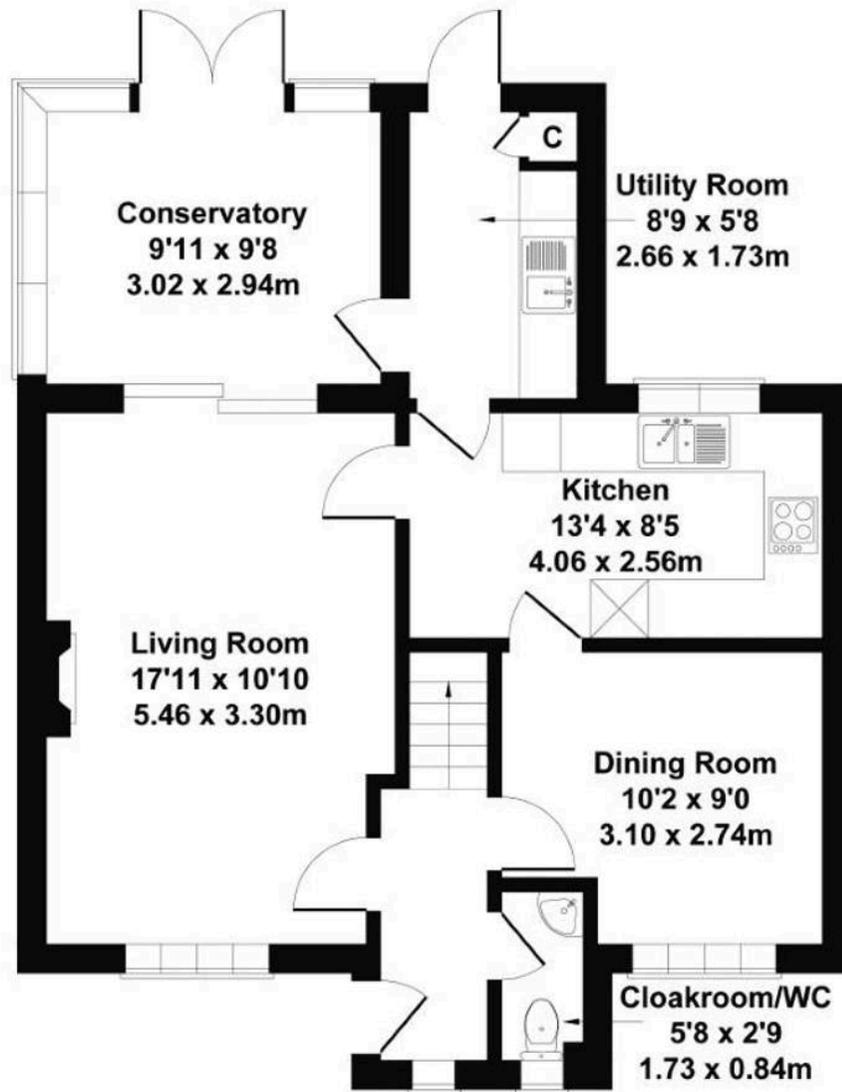
2 Parking Spaces

Tarmacked and providing space for two vehicles (side by side). The right half leads to the detached single garage.

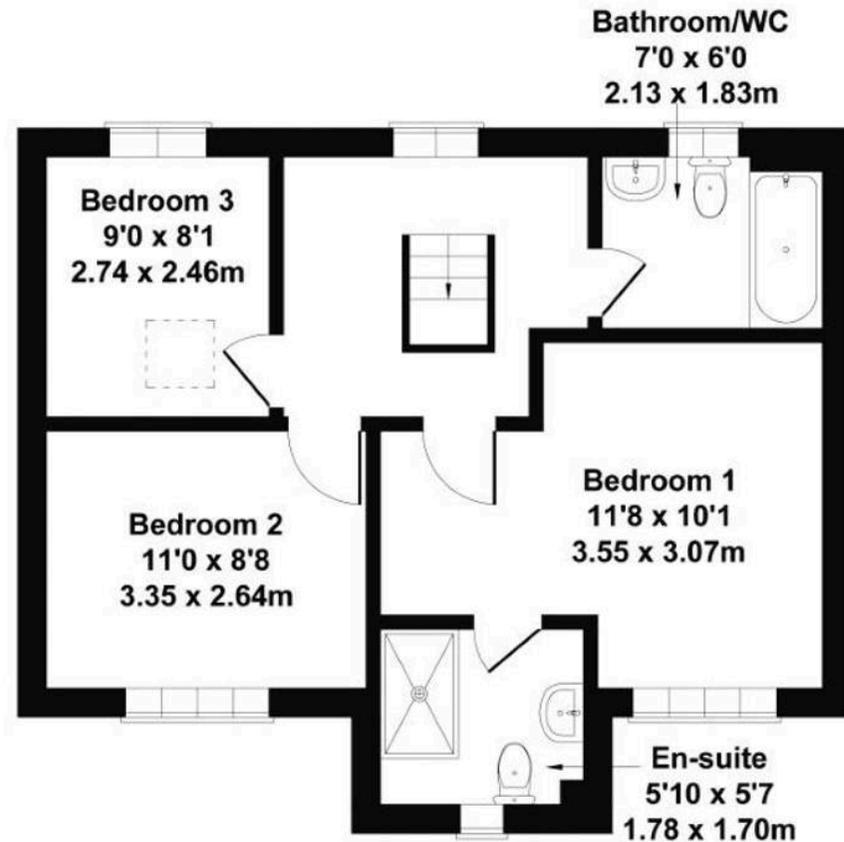


# 50 Llanmead Gardens CF62 3HX

Approximate Gross Internal Area  
1173 sq ft - 109 sq m

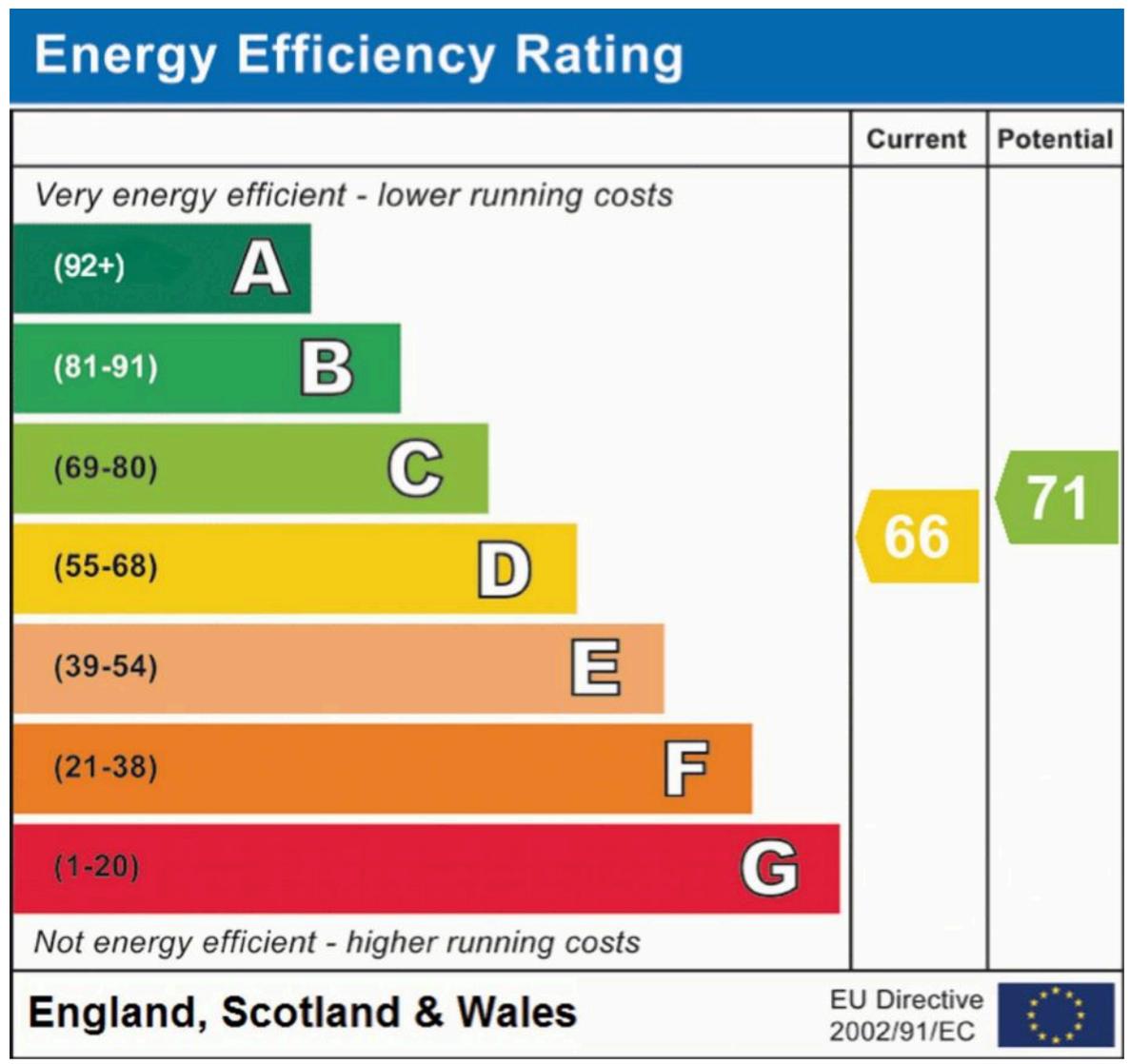


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
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