





54 Murlande Way, Rhoose

Council Tax band: C; Freehold; EPC D61

- 2 BEDROOM SEMI DETACHED PROPERTY
- AVAILABLE WITH NO ONWARD CHAIN
- SPACIOUS KITCHEN/BREAKFAST ROOM
- LIGHT AND AIRY LIVING ROOM WITH FRENCH DOORS
- FIRST FLOOR BATHROOM/WC/SHOWER
- SIDE DRIVE AND ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- EPC RATING OF D61

2 BEDROOM SEMI DETACHED WITH NO ONWARD CHAIN - Situated in this modern cul de sac on the entrance to Rhoose Village is this 2 bedroom property that comprises a porch, kitchen/breakfast room and spacious living room. There is a first floor bathroom/WC/shower.

Outside, the property has a side drive, front garden and pleasant enclosed rear garden with areas of patio, chippings and lawn.

The property is uPVC double glazed and heated via two storage heaters, plus a wall mounted heater in the bathroom.

The rail station is within a ten minute walk and importantly the Village is within the school catchment for Cowbridge.





Entrance Porch – Accessed via a UPVC door, the porch has a ceramic tiled flooring, electric meter cupboard plus obscure glazed side uPVC window. Further uPVC door with patterned glazing to the kitchen.

Kitchen – 12' 8" x 7' 5" (3.85m x 2.27m)

Comprising a modern range of units complemented by black worktops with breakfast bar and which have a stainless steel sink unit inset. There is space for appliances, a ceramic tiled flooring plus front and side uPVC windows. Storage heater plus fuse box. An internal frosted glazed door leads to the living room.

Living Room – 15' 10" x 12' 7" (4.83m x 3.84m)

A spacious light and airy room which has a laminated flooring, wrought iron carpeted tread spiral staircase leading to the first floor plus French style uPVC doors leading to the enclosed rear garden. Storage heater and decorative fire surround.

Landing – Carpeted and with a sliding door to the main bedroom. Further panelled doors lead to the second bedroom and the bathroom/WC. Loft hatch.

Bedroom One – 12' 7" x 8' 3" (3.84m x 2.52m)

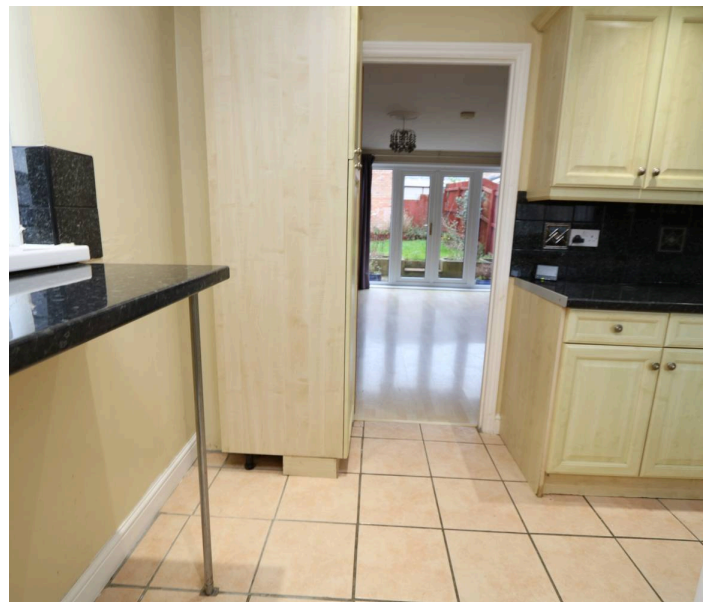
A carpeted double bedroom with rear uPVC window. Floor to ceiling mirrored wardrobes and storage along the width of one wall.

Bedroom Two – 12' 8" x 7' 6" (3.85m x 2.28m)

A carpeted bedroom with front uPVC window plus cupboard housing the hot water cylinder.

Bathroom WC Shower – 7' 2" x 4' 8" (2.18m x 1.41m)

A white bathroom with WC, basin with cupboard under and bath with electric shower over. Side obscure glazed uPVC window, wall heater and lino flooring. Shaver point.





FRONT GARDEN

A small stone chipped frontage with access to the front door.

REAR GARDEN

A pretty, enclosed rear garden which comprises areas of patio, stone chippings and a lawn with enclosed raised flower beds. There is a garden shed to remain and there are fenced boundaries, with a gate leading to the drive.


DRIVEWAY

1 Parking Space

A tarmac drive with off road parking for once vehicle.



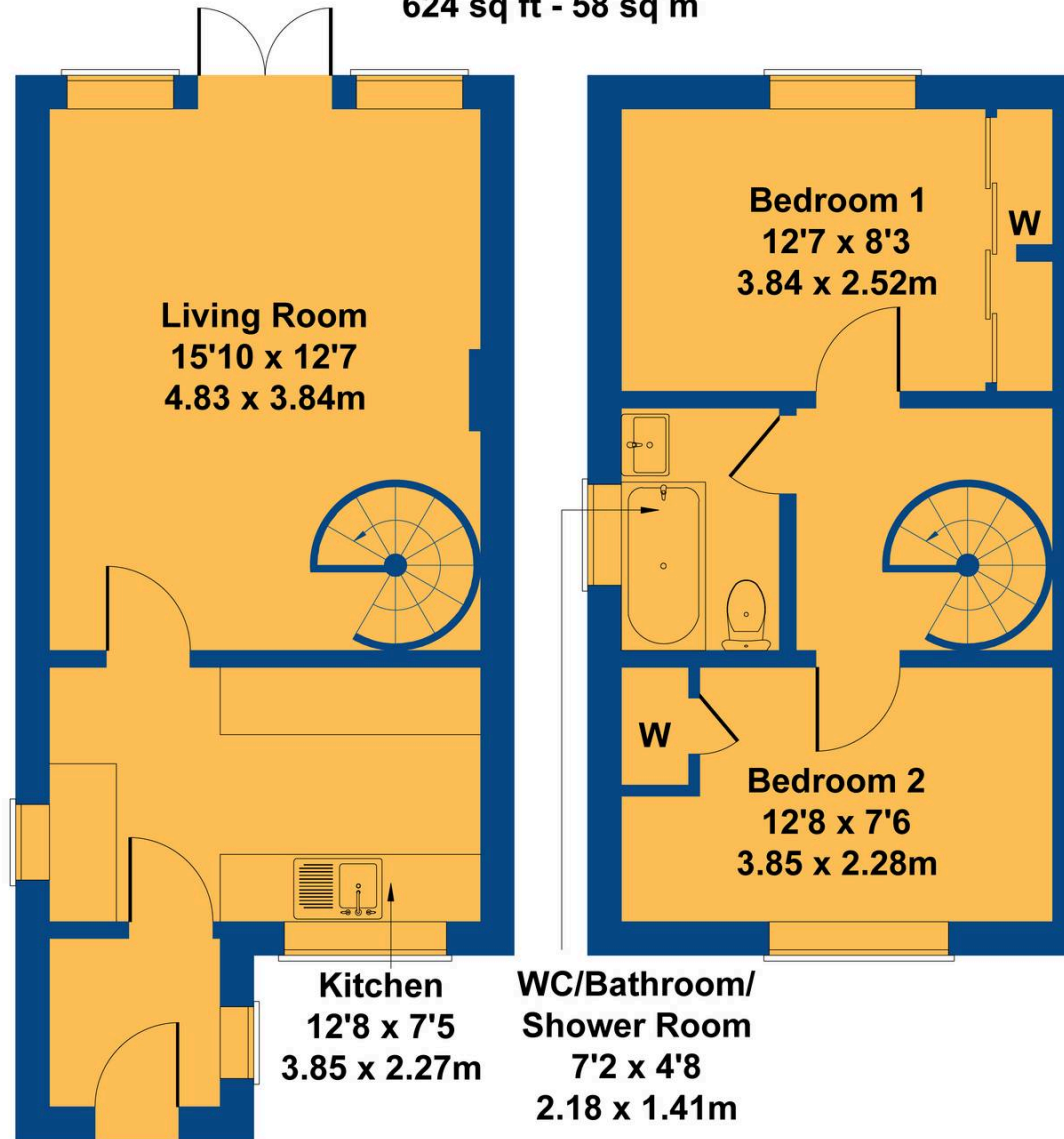
Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  | | |

54 Murlande Way

Approximate Gross Internal Area

624 sq ft - 58 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.