



DanielMatthew
FOR SALE
www.danielmatthew.co.uk
01446 502806

54 Murlande Way, Rhoose

Barry

Guide Price £190,000



54 Murlande Way

Rhoose, Barry

Ideal starter home. Semidetached property with entrance porch, kitchen/breakfast room, and lounge on the ground floor, two double bedrooms and family bathroom on the first floor. Benefits include double glazing, enclosed garden, and driveway. Conveniently located in a cul-de-sac at the entrance of Rhoose village. Close to shops, schools, train station, and bus stops providing easy access to Barry and Cardiff centre. Offered with no chain. Call 01446 502806 for appointments.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- SEMI- DETACHED
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- NO ONGOING CHAIN
- CLOSE TO AMENITIES
- CLOSE TO TRAIN STATION
- DRIVEWAY





Entrance Porch

Enter through UP VC door with glazed panels. Ceramic tiled flooring. Half glazed side panel. Glazed UP VC door into :-

Kitchen/ Breakfast Room

12' 6" x 7' 4" (3.81m x 2.24m)

Ceramic tiled flooring. A range of base and eye level units with complementing work surfaces and matching breakfast bar. Inset single drainer sink with mixer tap over. Spaces for fridge/freezer, washing machine and slot in cooker with stainless steel extractor over. Tiling to splash backs. Windows to both front and side. Flat plastered ceiling with recessed lighting. Glazed door into :-

Lounge

16' 3" x 12' 6" (4.95m x 3.81m)

Wood effect laminate flooring. Neutral decor. Feature fire surround. French doors with glazed side panels opening to rear garden. Metal spiral staircase rising to first floor. Textured ceiling. Single pendant light fitting.



Landing

Fitted carpet. Ceiling with loft access. Doors into :-

Bedroom One

8' 4" x 10' 6" (2.54m x 3.20m)

Fitted carpet, neutral décor. Built in wardrobes with sliding mirrored doors. Window to rear.

Bedroom Two

7' 5" x 12' 7" (2.26m x 3.84m)

2.26m Max - 3.84m Max Fitted carpet, Window to front with partial views across the Bristol Channel. Recess for wardrobe.

Bathroom

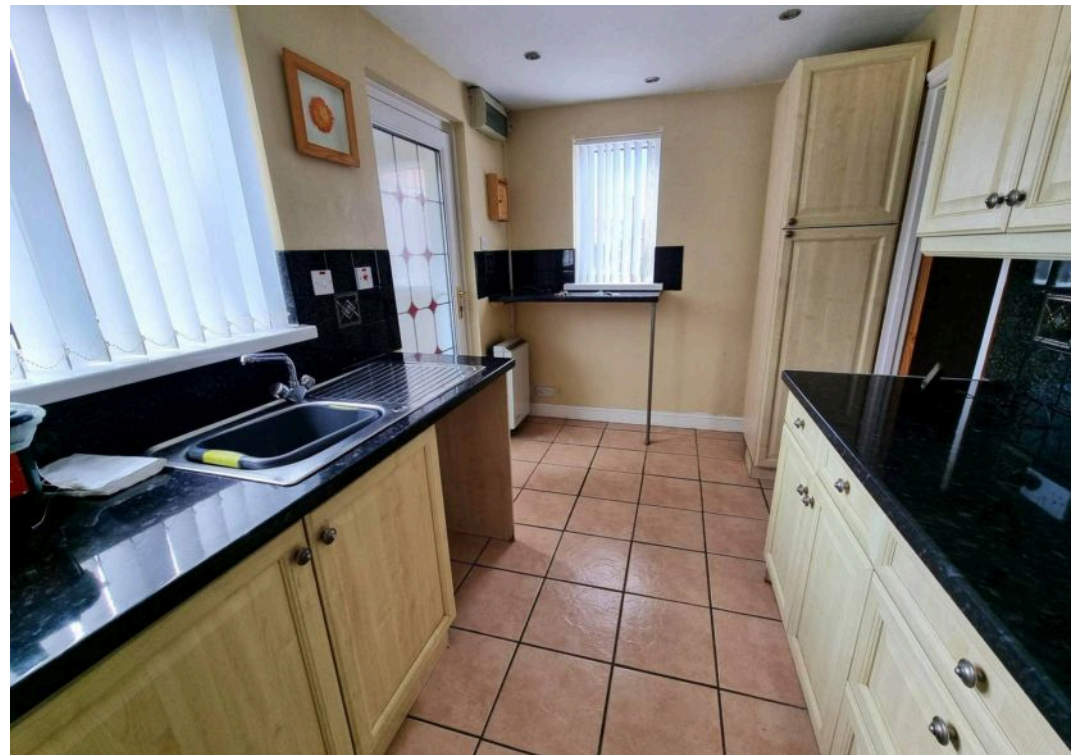
4' 6" x 7' 2" (1.37m x 2.18m)

Vinyl flooring. A three piece suite in white comprising of close coupled WC, pedestal wash hand basin and a panelled bath with electric shower over. Shower curtain and rail. Obscure window to side.

Garden

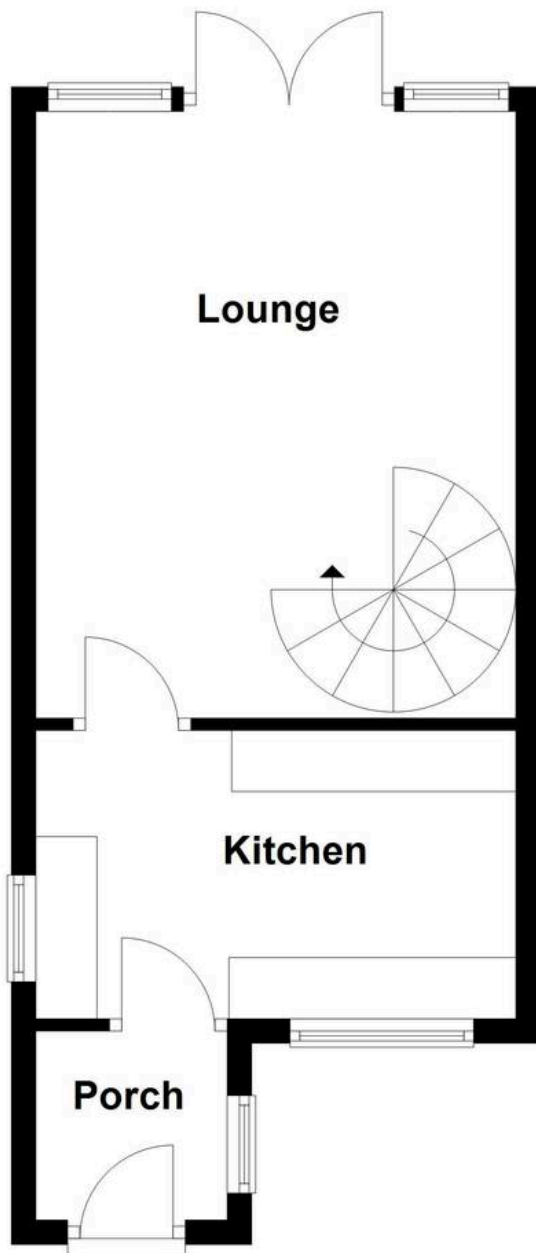
The front garden is shingled and has a raised flower bed. Driveway to side with gate giving rear access. Enclosed rear garden which is mainly laid to lawn. mature shrubs and planting. Summer house/storage shed with power and lighting to remain. Shingled pathway.





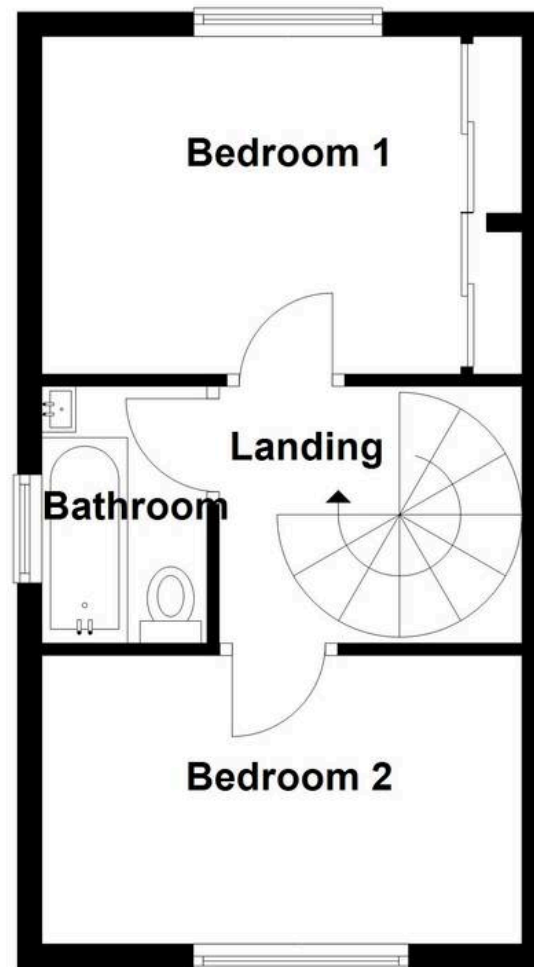
Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)



Daniel Matthew Estate Agents Barry

14 High Street Barry, Vale of Glamorgan - CF62 7EA

01446502806

barry@danielmatthew.co.uk

www.danielmatthew.co.uk/

DanielMatthew
ESTATE AGENTS