





## 34 Matthew Road

Rhoose, Barry

Versatile 3/4 bed bungalow with delightful gardens. Striking white kitchen with modern fittings, 2 shower rooms, and an orangery. Perfect for families and retirees. Quiet location with sheds, workshop, and summerhouse. Generous parking. Immaculate condition. Close to amenities and transport links. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- SUBSTANTIAL DETACHED BUNGALOW
- VERSATILE ACCOMMODATION
- 3/4 BEDROOMS; 3/4 RECEPTION ROOMS
- TWO SHOWER ROOMS - ONE EN-SUITE
- DELIGHTFUL GARDENS WITH SHEDS & SUMMERHOUSE
- GENEROUS PARKING AND QUIET LOCATION
- IMMACULATE ORDER THROUGHOUT
- LOVELY ORANGERY; MODERN KITCHEN/BREAKFAST ROOM
- EPC C75





### Entrance Hall

Accessed via uPVC door with patterned leaded style glazing and matching panel. There is original block floor and feature smooth coved ceiling. Radiator. Handy cloaks style double storage. matching panelled doors give access to the living room (bedroom four), kitchen dining room, three main bedrooms (one en suite), shower room WC plus also to the main living space which comprises through lounge diner with orangery style conservatory off. Drop down loft hatch with a ladder to a partially boarded loft (great for conversion subject to planning).

### Living Room (Bedroom Four)

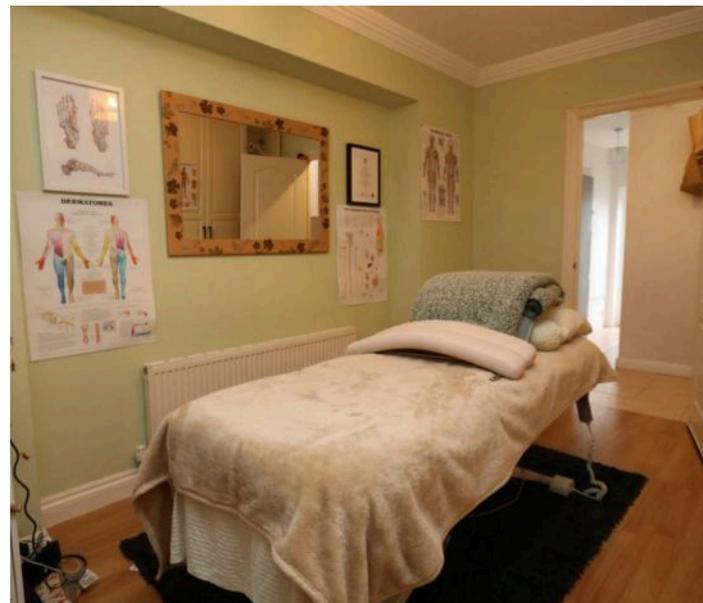
17' 4" x 13' 8" (5.28m x 4.17m)

With continuation of the block flooring this excellent sized, versatile room has a front picture window, radiator and smooth coved ceiling with central rose. Modern fire surround with marble back and hearth and electric coal effect fire inset.

### Kitchen Breakfast Room

14' 11" x 10' 10" (4.55m x 3.30m)

Beautifully presented with a vast array of modern units in cream incorporating a pull out larder and these are complemented by natural wood style work tops with one and a half bowl polycarbonate sink inset with mixer tap over. Integrated appliances include a 4 ring ceramic hob with adjacent double electric oven and grill plus integrated fridge, freezer and microwave. Side and front windows. Smooth ceiling with six recessed spot lights. Adequate space for table and chairs as required. Radiator and radiator cover. Easy wipe splash backs and a striking ceramic tiled flooring.





### **Lounge Dining Room**

25' 5" x 9' 6" (7.75m x 2.90m)

Running from the hall to the rear building, this room has laminate flooring and is large enough to accommodate a 3 piece suite and dining table and chairs. Two radiators, smooth coved ceiling with ceiling roses and French style uPVC doors give access to the rear garden. A square opening leads through to an orangery style conservatory.

### **Orangery style conservatory**

18' 5" x 8' 6" (5.61m x 2.59m)

With a ceramic tile flooring and under floor heating, this room has clear glass pitched roof, French style uPVC doors in the rear bay giving access too the garden plus additional head height side windows.

### **Bedroom One**

13' 9" x 9' 10" (4.19m x 3.00m)

Dimensions given are a minimum and exclude a deep door recess and the depth of four fitted double wardrobes, which in turn have spot lights over. Laminate flooring, radiator and rear picture window looking onto the rear garden. Smooth coved ceiling. Panelled door leading to the en suite. Radiator.

### **En Suite**

8' 9" x 4' 11" (2.67m x 1.50m)

With a tile flooring, there is a white suite comprising WC, wash basin, vanity style unit with drawers under and non grout shower cubicle with thermostatic shower inset - rainfall style head and adjustable rinse unit. Radiator. Non grout splash backs. Opaque window. Smooth coved ceiling with two eye ball spotlights and extracto





### **Shower Room**

9' 10" x 8' 8" (3.00m x 2.64m)

A spacious room with white suite comprising vanity basin with storage cupboard under, WC with concealed cistern plus double quadrant shaped shower enclosure with curved glass screen - thermostatic shower inset. Ceramic tile floor and splash backs. Smooth coved ceiling with 3 spotlights and extractor. Radiator.

### **Bedroom Two**

14' 4" x 9' 11" (4.37m x 3.02m)

With original block floor this excellent size double bedroom has a rear uPVC window which looks into the orangery. Smooth coved ceiling with central rose. Radiator. Plenty of fitted bedroom furniture including three single wardrobes.

### **Bedroom Three**

14' 6" x 8' 8" (4.42m x 2.64m)

This room has a laminate flooring and was previously the garage but now used as a study / office but could easily be used as a third bedroom. Front window and panelled door to utility room.

### **Utility**

13' 9" x 39' 0" (4.19m x 11.89m)

Dimensions widen in parts to 8'11". Secondary sink unit, space for washing machine. Wall cupboards. Tiled floor. Opaque door to rear garden.

### **Workshop**

17' 9" x 6' 6" (5.41m x 1.98m)

Wooden built construction which has side windows, a vast array of power points plus two strip lights. Ideal as a workshop.

### **Summer House**

13' 5" x 10' 2" (4.09m x 3.10m)

With power and lighting provided this excellent versatile garden room, ideal for an office, playroom etc. uPVC door and complementing windows.





### Rear Garden

56' 12" x 47' 12" (17.37m x 14.63m)

A generally low maintenance garden with slabbed patio, further 2 circular patios with stone chipped surrounds and a rear slightly raised patio. Two storage units - one is used as a summer house, the other divided into two separate handy storage sheds. Pedestrian access leading to the front.

#### Shed 1

10' 5" x 10' 4" (3.18m x 3.15m)

Wooden construction and with uPVC door and window. power and lighting is provided.

#### Shed 2

10' 6" x 7' 10" (3.20m x 2.39m)

With power and lighting, accessed via a uPVC door with opaque glazing and matching side panel. Various fitted shelves.

### Front Garden

With block pave sections, Cotswold stone chippings and bordered by well maintained hedgerow. Front patio. Access leads to the side. Outside power points plus EV charger. Outside tap.



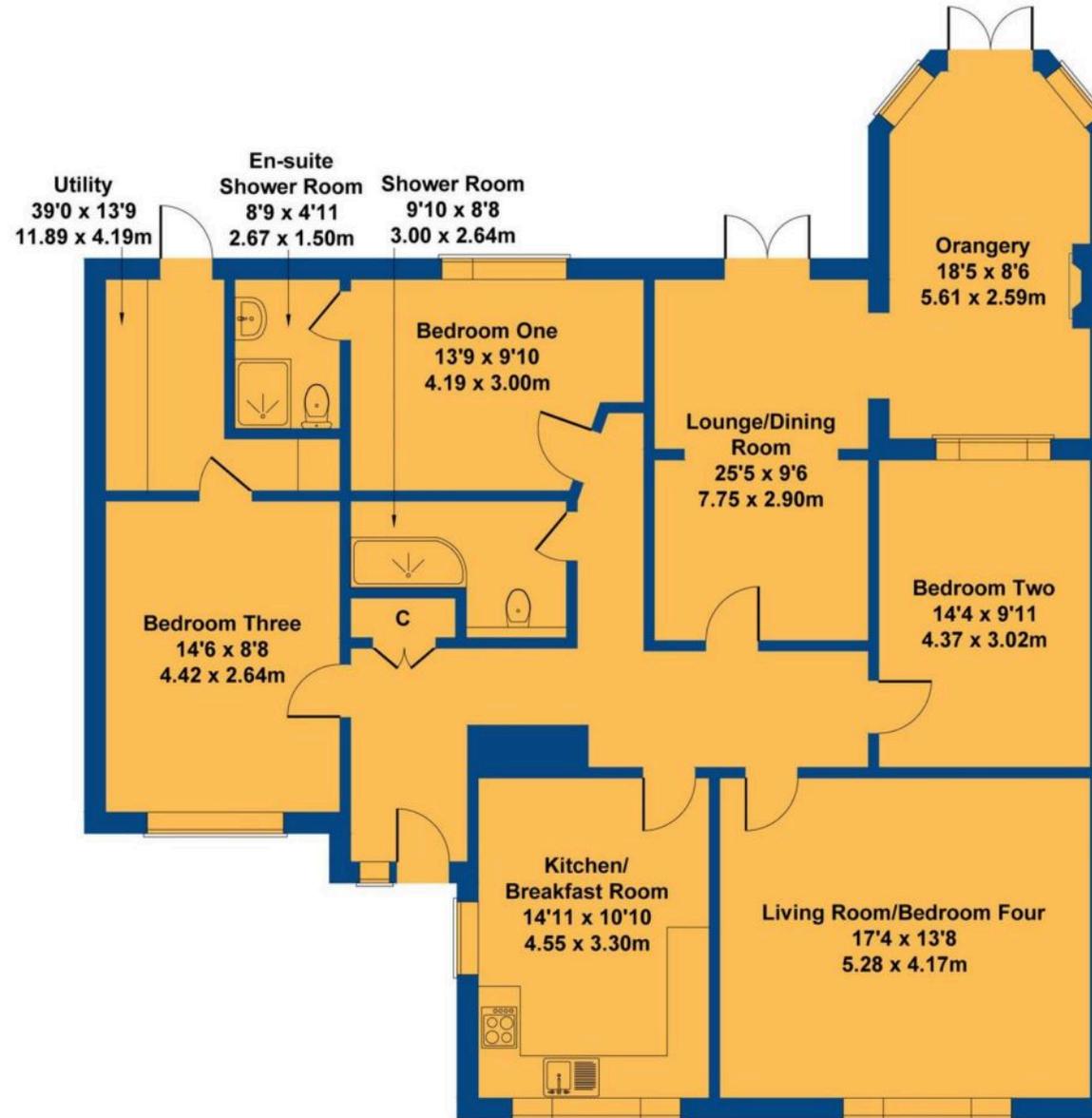
### DRIVEWAY

3 Parking Spaces

Interlocking brick paving driveway providing off road parking for 3 vehicles.

# 34 Matthew Road

Approximate Gross Internal Area  
1625 sq ft - 151 sq m



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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