





50 Llanmead Gardens

Rhoose, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 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 RATING TO BE CONFIRMED



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)

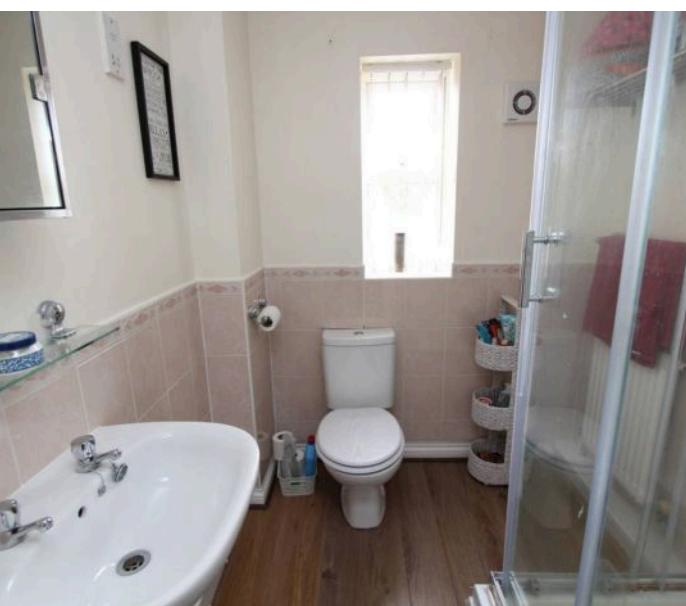
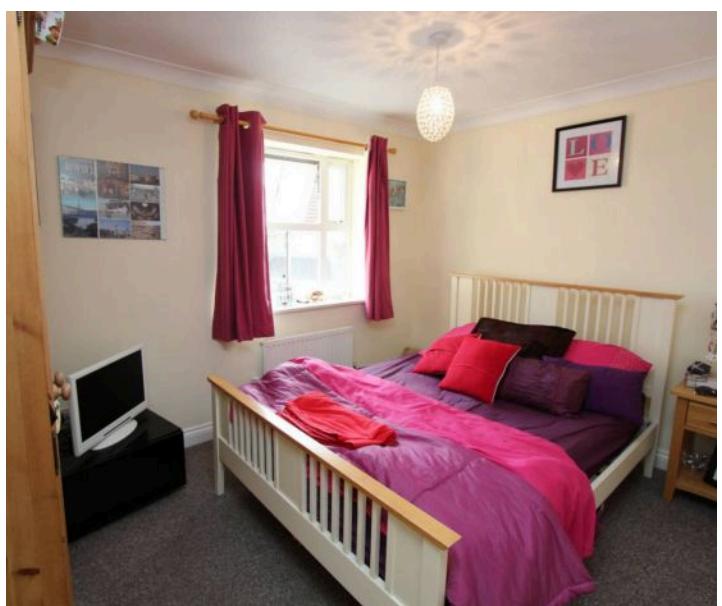
A good sized double bedroom with laminate flooring, front UPVC window and radiator.

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.

DRIVEWAY

2 Parking Spaces

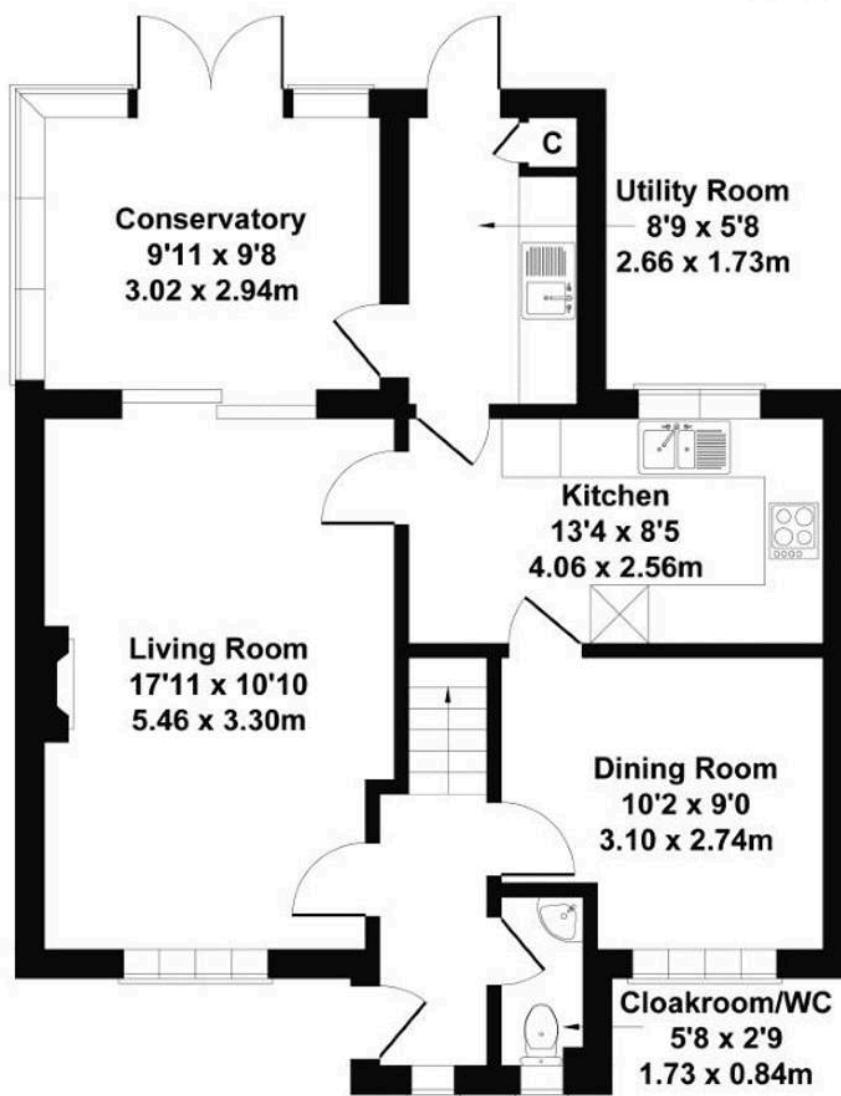
Tarmacked and providing space for two vehicles (side by side). The right half leads to the detached single garage.



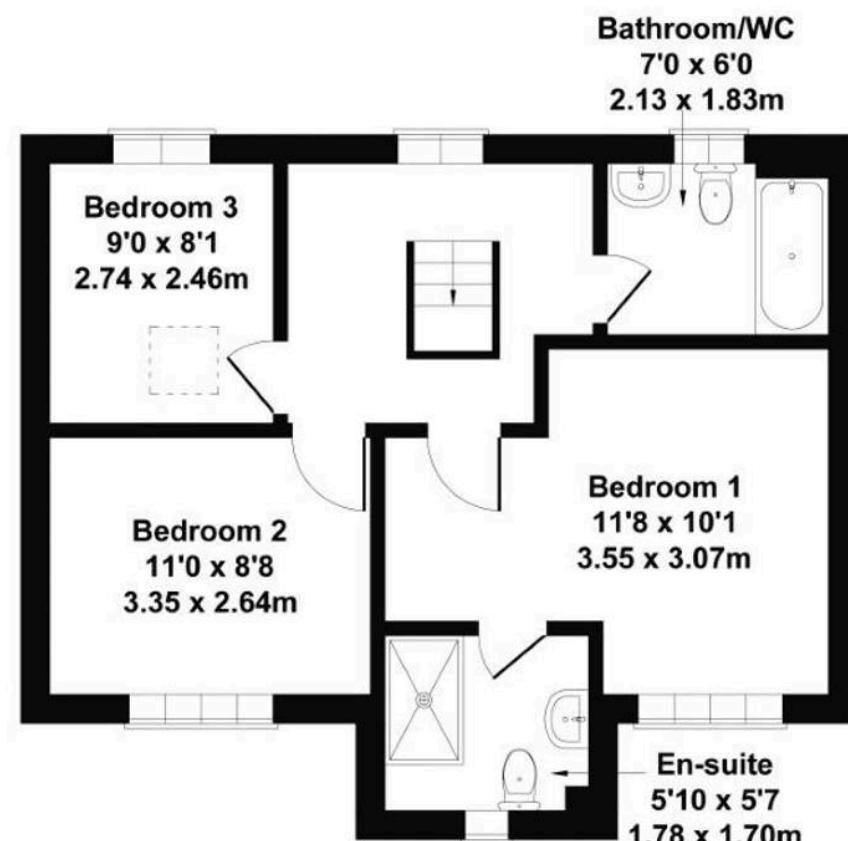
50 Llanmead Gardens CF62 3HX

Approximate Gross Internal Area

1173 sq ft - 109 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Chris Davies Estate Agents

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

01446 711900

rchoose@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.