





## 42 Adenfield Way

Rhoose, Barry

Immaculate 3 bed detached bungalow with 2 receptions, office pod/bar, mature garden with pond and greenhouse, off-road parking, in a quiet cul-de-sac near local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DETACHED 3 BEDROOM/ 2 RECEPTION ROOMS BUNGALOW
- ADDITIONAL OFFICE POD/ BAR WITH POWER AND LIGHTING
- BEAUTIFUL MATURE GARDEN, POND AND GREENHOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SITUATED WITHIN A QUIET CUL-DE-SAC
- EPC RATING C74





**Porch**

4' 3" x 3' 9" (1.30m x 1.14m)

**Living Room**

14' 7" x 14' 3" (4.44m x 4.34m)

**Bedroom One**

16' 3" x 8' 4" (4.96m x 2.54m)

**Dressing Room**

10' 10" x 6' 4" (3.29m x 1.93m)

**Bedroom Two**

11' 8" x 9' 10" (3.55m x 2.99m)

**Bedroom Three**

10' 6" x 9' 10" (3.21m x 3.00m)

**Bathroom**

8' 3" x 6' 10" (2.52m x 2.08m)

**Kitchen/ Diner**

22' 4" x 8' 8" (6.80m x 2.64m)

**Second Living Area**

17' 3" x 9' 3" (5.26m x 2.82m)

**WC**

3' 4" x 2' 4" (1.02m x 0.70m)

**Office/ Bar/ Storage**



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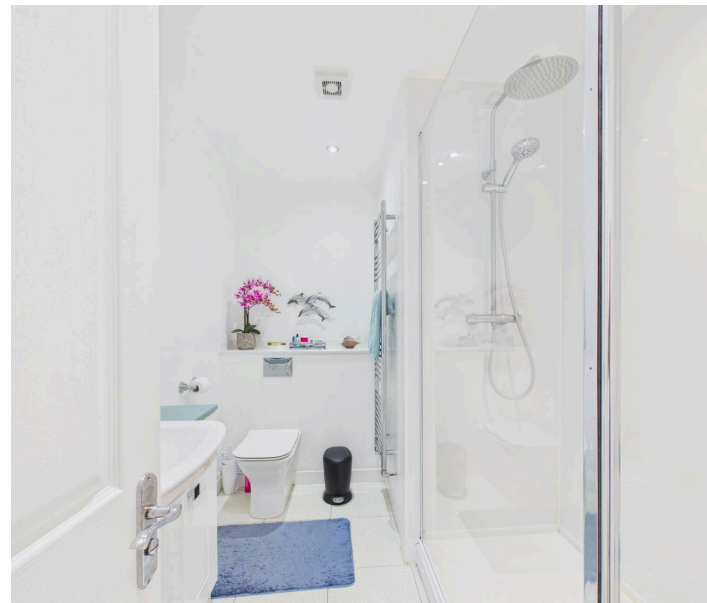
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**GARDEN**

**DRIVEWAY**

2 Parking Spaces







Approximate total area<sup>(1)</sup>

103.2 m<sup>2</sup>

1111 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Chris Davies Estate Agents

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