





## 67 Murlande Way

Rhoose, Barry

IDEAL FIRST BUY; DELIGHTFUL MODERN PROPERTY;  
LARGE REAR GARDEN AND SOME SEA VIEWS -  
Situating in this sought after cul de sac is this  
really well prese...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- LIVING ROOM; KITCHEN/BREAKFAST ROOM
- TWO CAR PARKING SPACES; GAS CH; UPVC
- IMMACULATE TWO BEDROOM PROPERTY
- SOME SEA VIEWS AND GENEROUS REAR GARDEN
- IDEAL AS A FIRST PURCHASE OR BUY TO LET
- CUL DE SAC LOCATION





### Entrance Hall

Accessed via a uPVC door with opaque glazing. Stylish ceramic tiled flooring, fuse box, coat hooks and an internal part glazed door leading in to the living room.

### Living Room

Dimensions: 14' 6" x 11' 8" (4.42m x 3.55m). An immaculate carpeted room with front window, radiator, and part glazed door to the kitchen/breakfast room. Stairs lead to the first floor and there is handy under stair space open to the room.

### Kitchen/Breakfast Room

Dimensions: 11' 7" x 7' 9" (3.53m x 2.36m). With matching eye level and base units in an Oak style and these are complemented by modern worktops which have a stainless steel sink inset. Integrated 4 ring gas hob, electric oven and cooker hood with stainless steel splash-back. Space for other appliances as needed. Further ceramic tiled splash-back areas with mosaic trim. Space for breakfasting table and chairs. Ceramic tiled flooring. Smooth ceiling with 6 spotlights. Rear window and uPVC door leading to the rear garden.

### Landing

Carpeted and with Oak doors leading to the two bedrooms and bathroom/WC. Loft hatch and two ceiling spotlights.

### Bedroom One

Dimensions: 11' 8" x 8' 4" (3.55m x 2.54m). A re-carpeted (2021) main bedroom with rear window offering some sea views. Radiator.

### Bedroom Two

Dimensions: 11' 8" x 7' 1" (3.55m x 2.16m). A carpeted bedroom with front window and radiator. Handy storage cupboard over the stairwell.

### Bathroom/WC/Shower

Dimensions: 6' 5" x 4' 11" (1.95m x 1.50m). A modern white suite comprising close coupled WC, pedestal basin and bath with mixer tap and thermostatic





### **FRONT GARDEN**

A pretty frontage extending to the side with gated access to the rear garden. With a mix of lawn and white stone chippings.

### **REAR GARDEN**

30' 12" x 24' 12" (9.44m x 7.61m)

A superb rear garden with patio adjacent to the house. The remainder is laid to lawn all enclosed by well kept fencing all around. Garden shed to remain. Outside tap. Gate to the side/front.

### **OFF ROAD**

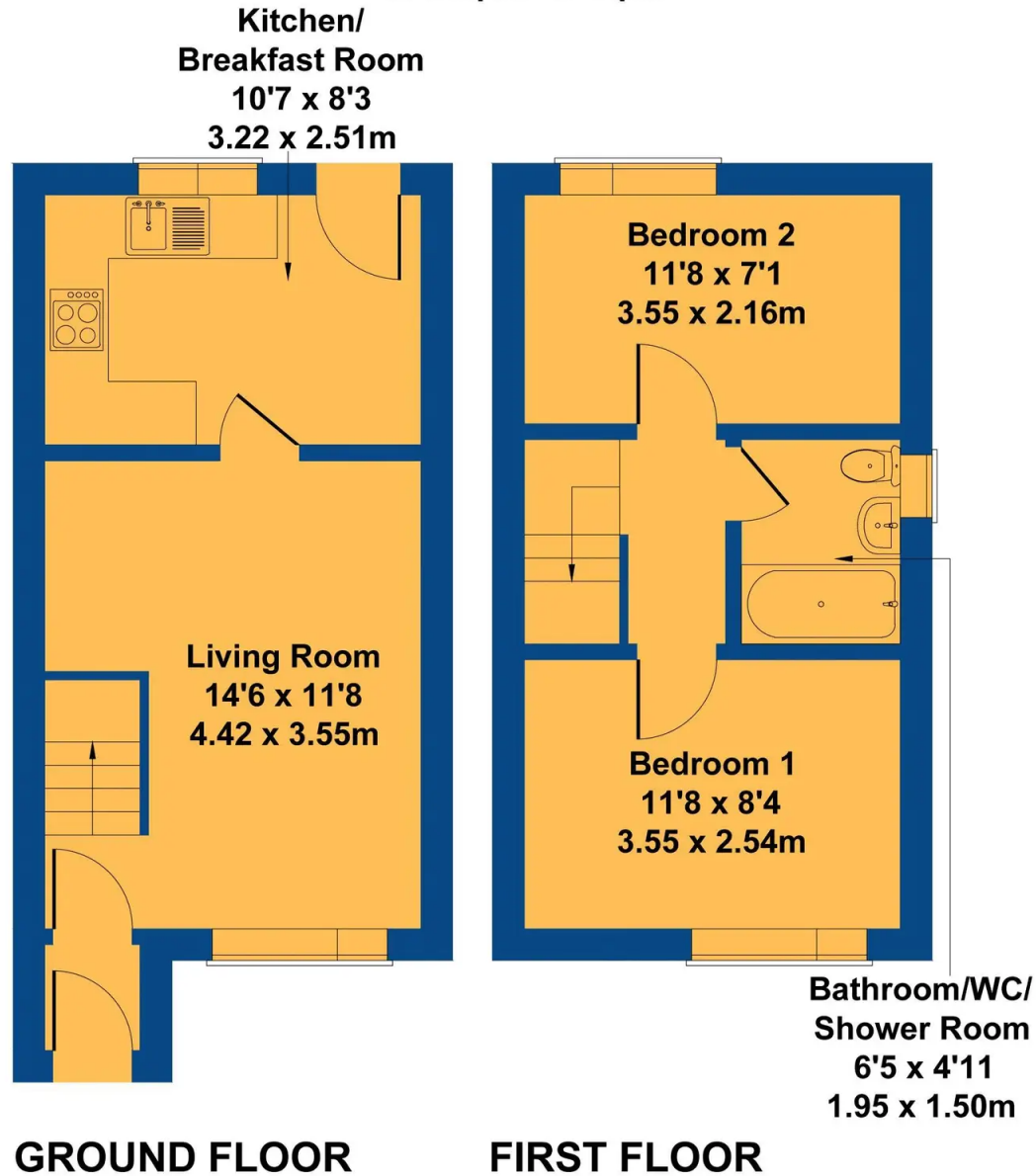
2 Parking Spaces

Side by side space for two vehicles. The boundary is defined by the Cotswold chipped edging.



# 67 Murlande Way

Approximate Gross Internal Area  
538 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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

01446 711900 • [rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk) • [www.chris-davies.co.uk/](http://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.