





## 21 Matthew Road

Rhoose, Barry

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A DECEPTIVELY SPACIOUS DETACHED
- 4 DOUBLE BEDROOMS & 3 RECEPTIONS
- MODERN KITCHEN/BREAKFAST ROOM
- G FLR BATHROOM & F FLR SHOWER RM
- EXCEPTIONAL PARKING & DBLE GARAGE
- PRIVATE ENCLOSED GARDEN; NO CHAIN!
- EPC C69





### **GROUND FLOOR - Entrance Porch**

Accessed via uPVC door. Laminate flooring. Opaque front and side windows. Ideal for shoe and coat storage. Radiator. Further opaque uPVC door to hall.

### **Hallway**

Carpeted and nicely presented with dado rail and coved ceiling. Radiator. Fuse box. Matching panelled doors give access to the three reception rooms, kitchen breakfast room, bathroom/WC and handy pantry style storage cupboard.

### **Living Room**

15' 1" x 13' 4" (4.59m x 4.06m)

Carpeted with sliding uPVC patio doors giving access to the rear garden. Feature panelled wall. Decorated with dado rail and coved ceiling. Gas fire is mounted on a Marble hearth with back boiler behind. Radiator.

### **Sitting Room**

12' 7" x 11' 0" (3.83m x 3.35m)

Good size carpeted room with radiator and front window and coved ceiling.

### **Dining Room**

20' 4" x 9' 5" (6.19m x 2.87m)

A great size carpeted room with two sets of front windows, two radiators and coved ceiling. A dog leg carpeted staircase leads to the first floor.



### **Kitchen Breakfast Room**

16' 9" x 9' 9" (5.10m x 2.97m)

A spacious room, very well appointed with matching eye level and base units in a Birch wood style. There are modern work tops which have a stainless steel sink unit with mixer tap over. Integrated 4 ring ceramic hob with electric oven under and extractor over. Further space for other appliances as required, breakfast bar area, radiator under. Smooth coved ceiling with 9 recessed spot lights. Ceramic tile splash backs and flooring. Opaque rear window and door leading to rear garden.



**Bathroom** - 8' 1" x 6' 2" (2.46m x 1.88m)

With a white suite comprising WC, pedestal basin and bath with telephone style attachments over and wall bracket. Ceramic tiled flooring, splash backs and walls plus opaque rear window. Radiator. Smooth coved ceiling. Dimensions exclude deep door recess.

**FIRST FLOOR - Landing** - Carpeted and initially accessed via sliding glazed door from the stair case. matching panelled doors give access to the four bedrooms and shower room/WC. Loft hatch.

**Bedroom One**

15' 2" x 9' 5" (4.62m x 2.87m)

Excellent sized carpeted double bedroom with open aspect views and sea glimpse via rear window. Radiator and coving. Fitted recessed wardrobes.

**Bedroom Two**

12' 0" x 11' 0" (3.65m x 3.35m)

A carpeted double bedroom with front window. Coving and radiator.

**Bedroom Three**

14' 3" x 8' 11" (4.34m x 2.72m)

An excellent sized carpeted double bedroom with front window and radiator. Two recessed storage cupboards.

**Bedroom Four**

11' 3" x 10' 3" (3.43m x 3.12m)

Fourth carpeted double bedroom with rear window and radiator, plus coving.

**Shower Room** - 11' 3" x 5' 7" (3.43m x 1.70m)

A very nicely refitted suite in white comprising WC with concealed cistern and storage cupboard adjacent, his and hers circular ceramic wash basins, again with vanity cupboards under plus there is a double fully tiled shower cubicle with thermostatic shower. Opaque rear window. Easy wipe floor covering and ceramic tiled splash backs and walls. Chrome ladder style radiator and smooth coved ceiling.





### **FRONT GARDEN**

Laid to stone chippings and providing additional off road parking for many vehicles. Separate pathway leading to the front door. Additional open plan stone chipped side garden space and this leads to the double drive.

### **REAR GARDEN**

Fully enclosed rear garden which has areas of deck, patio and lawn, pretty planted beds. Large metal storage shed will remain. Outside tap plus additional handy side false lawn area ideal perhaps as a pet run area. Greenhouse and recessed space for recycling.

### **DRIVEWAY**

2 Parking Spaces

Double drive - laid to a block paved finish and side by side parking for two vehicles. Access from here is given to the detached double garage.

### **GARAGE**

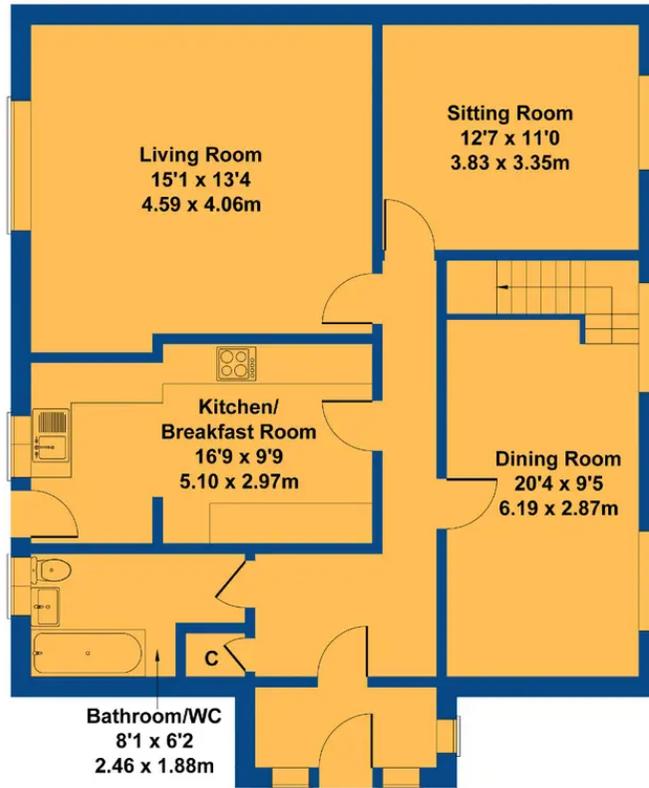
Single Garage

Accessed via a single but double width up and over door. The garage has storage, power and lighting and a pedestrian door leading to the rear garden plus additional side window.

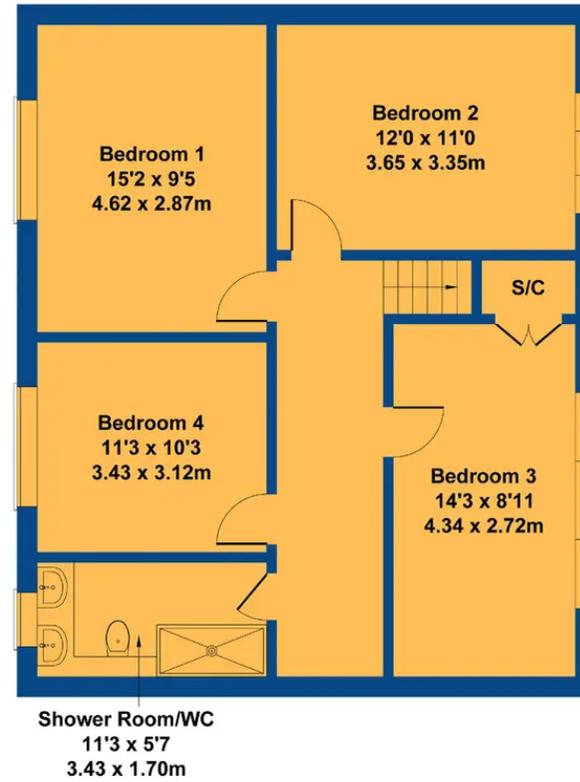


# 21 Matthew Road

Approximate Gross Internal Area  
1819 sq ft - 169 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
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 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.