





23 Murlande Way

Rhose, Barry

IDEAL FIRST TIME BUY - This semi detached home comprises a porch which houses the newly fitted combi boiler, sitting room, kitchen/breakfast room, two double bedrooms and family bathroom. Outside there is a driveway to the front leading to the single garage and an enclosed private rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- IMMACULATE TWO BEDROOM SEMI
- DRIVEWAY AND A SINGLE GARAGE
- PRIVATE REAR GARDEN
- TWO BEDROOMS AND A MODERN BATHROOM
- LOVELY MODERN KITCHEN WITH APPLIANCES
- WELL PRESENTED LIVING ROOM
- EPC RATING - C70





Entrance Porch

Newly fitted composite front door with two glazed panels. Airing cupboard with 2023 fitted combination boiler providing the gas central heating and hot water. Opening to the sitting room.

Sitting Room

15' 10" x 12' 8" (4.82m x 3.86m)

Immaculate reception room with feature spiral staircase leading to the first floor. Radiator, wood effect flooring and uPVC front window. Space for dining room table and chairs. Oak style partly glazed doors to the kitchen.

Kitchen

12' 10" x 7' 6" (3.91m x 2.28m)

uPVC window and door to the rear garden. Radiator and wood flooring. Superb fully fitted kitchen comprising eye level and base units with modern worktops over. Inset electric hob with oven and hood. Built in fridge and space for washing machine. Inset stainless steel sink with mixer tap.

Landing

Recently re-carpeted and with doors to both bedrooms and the bathroom. Loft access.

Bedroom One

11' 1" x 8' 2" (3.38m x 2.49m)

A great size double bedroom with wooden flooring, front uPVC window, radiator and fitted wardrobes.

Bedroom Two

10' 9" x 7' 7" (3.27m x 2.31m)

uPVC rear window, radiator, wood effect flooring and built in wardrobes.

Bathroom

7' 3" x 4' 9" (2.21m x 1.45m)

uPVC opaque side window. In white and comprising a panelled bath with mixer shower and mixer taps over. Wash hand basin with mixer tap plus WC. Partially tiled walls and heated towel rail.





FRONT GARDEN

A low maintenance frontage laid to Cotswold style stone chippings.

REAR GARDEN

An enclosed rear garden with areas of decking, false lawn and paved area ideal for table and chairs etc. Nicely maintained and private too. Water tap and external socket.

OFF ROAD

1 Parking Space

An interlocking paviour drive for one vehicle and this leads to the attached single garage

GARAGE

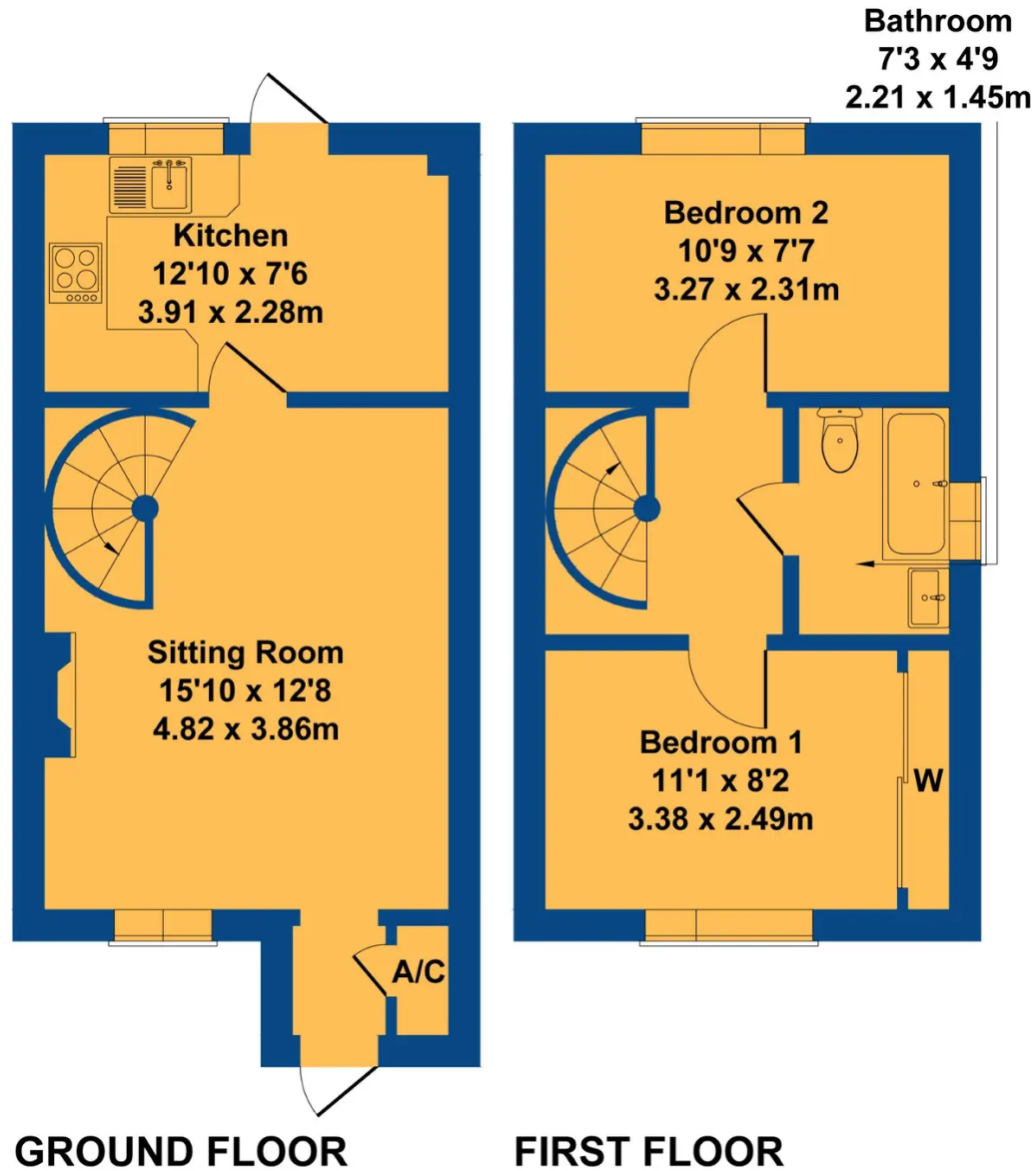
Single Garage

4.87m x 2.44m. Accessed via a single up and over door the garage has power and lighting and also there is a pedestrian door to the rear garden.



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Approximate Gross Internal Area
624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2023
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