



 **Chris Davies**
residential sales & lettings

48 Greenmeadow Way, Rhoose
£410,000



48 Greenmeadow Way

Rhoose, Barry

Situated on this desirable development is this thoughtfully extended and immaculately presented detached family home. Ground floor comprises a welcoming hallway, cloakroom / WC, spacious living room and to the rear there is a family kitchen dining area which leads into the orangery extension

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- STYLISHLY EXTENDED TO REAR
- IMMACULATE 4 BEDROOM DETACHED
- OPEN PLAN KITCHEN FAMILY AREA - BI FOLDS
- BATHROOM PLUS EN SUITE
- CONVERTED GARAGE - IDEAL FOR OFFICE
- 2/3 CAR DRIVE
- ENCLOSED LANDSCAPED PRIVATE GARDEN
- EPC B84





Entrance Hallway

Accessed via composite front door this welcoming hall has laminate floor and carpeted stairs to the first floor. Radiator. Under stair recess. Heating controls and fuse box. Column style internal doors lead to the WC / cloaks, storage cupboard, whilst two glazed internal doors give access to the lounge and kitchen family room.

Living Room

16' 8" x 11' 9" (5.08m x 3.58m)

Measurements into bay. Continuation of the laminate floor, front aspect bay window with fitted shutter blinds and a beautiful feature media wall with contemporary fire. Inset ceiling spotlights plus wall lighting.

WC / Cloaks

6' 0" x 4' 0" (1.83m x 1.22m)

White low level WC with button flush and matching wash basin with tiled splash backs. Vinyl floor, extractor and radiator.

Kitchen Breakfast Room

18' 6" x 10' 10" (5.64m x 3.30m)

Initially with a laminate floor, there is plenty of space for family seating. Radiator. The kitchen has a modern range of eye level and base units with complementing work surfaces over, one and a half bowl sink unit (Franke) and adjustable mixer tap. Concealed combi boiler. Double oven is integrated, along with a dish washer, plus there is further under counter space for appliances as required. Breakfast bar seating area. High gloss floor tiles. Door to utility and open to family room.

Utility

Continuation of the tiled floor, there is work top space plus plumbing for appliances. Extractor and radiator.





Family Room

13' 10" x 11' 5" (4.22m x 3.48m)

A fantastic extension with clear glass roof and full width Bi-fold doors which give access to the rear garden. Laminate floor.

Landing

Carpeted landing with matching internal doors to three bedrooms and bathroom plus a glass internal door to bedroom 4 (currently being used as office / dressing room and original door can be re-attached). Loft hatch with drop down ladder - the board is centrally boarded for ease of storage facilities. Radiator.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

White suite comprising panelled bath, wash basin and low level WC with button flush. Partial tiled walls, extractor and radiator. Vinyl floor.

Bedroom One

13' 11" x 10' 8" (4.24m x 3.25m)

Measurements into bay. Double bedroom with laminate floor and front aspect bay window - with fitted shutter blinds. Radiator. Door to en suite.

En Suite

6' 6" x 3' 11" (1.98m x 1.19m)

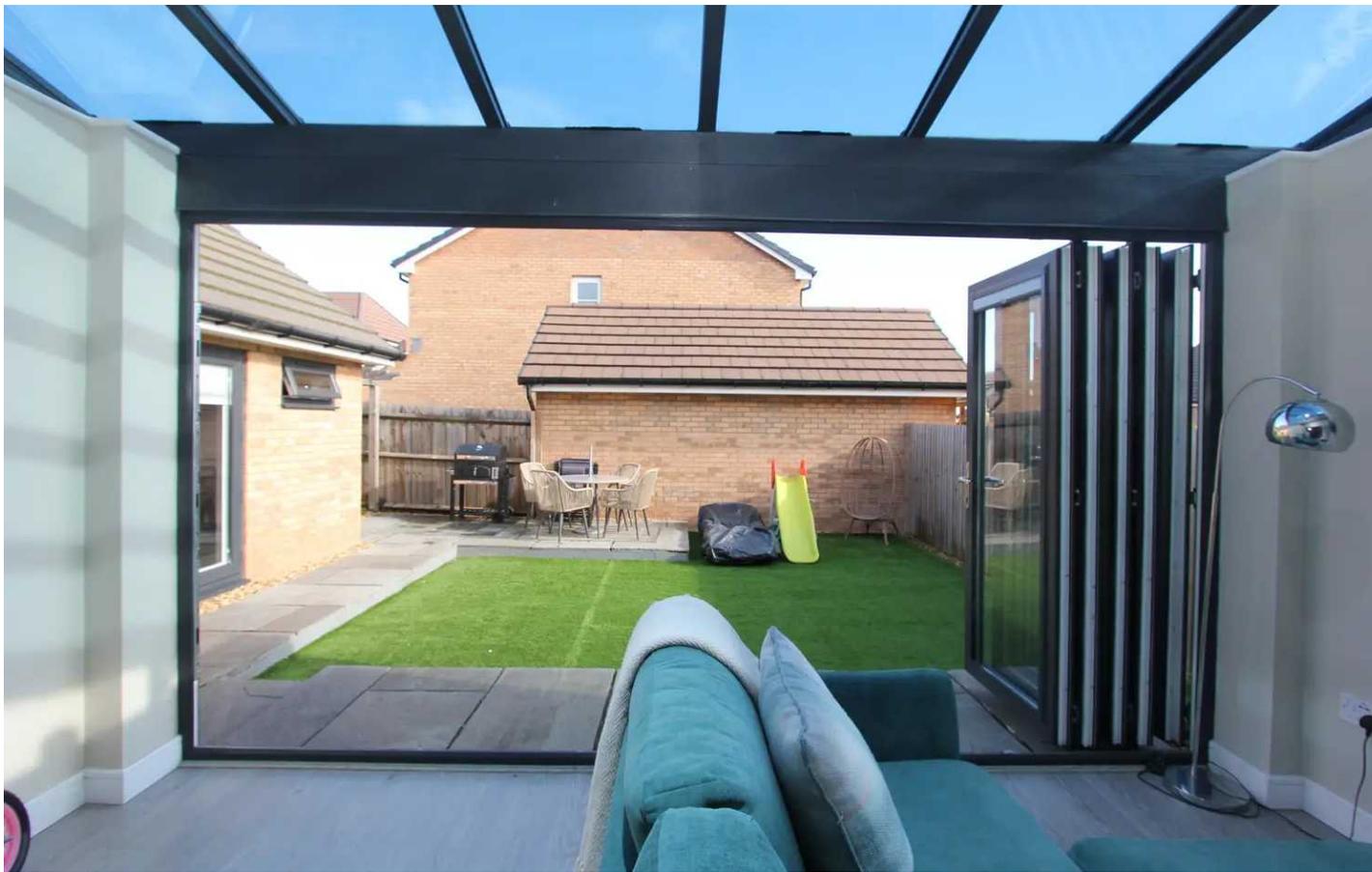
Shower cubicle with inset shower and folding shower door (fully tiled), wash basin and low level WC with button flush. Radiator. Vinyl floor.

Bedroom Two

12' 0" x 9' 2" (3.66m x 2.79m)

Measurements include depth of wardrobe. Carpeted double bedroom with rear aspect window. Radiator. Double wardrobe.





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Bedroom Three

10' 8" x 9' 2" (3.25m x 2.79m)

Measurements include wardrobe recess. Carpeted double bedroom with rear aspect window and radiator. Recessed wardrobe space (doors are available for reinstatement if needed).

Bedroom Four

7' 7" x 7' 6" (2.31m x 2.29m)

Carpeted bedroom with front aspect window - fitted shutter blinds. Radiator. Currently being used as an office / dressing room. This room has a glazed door but current owners have the original should you wish to change them for privacy.

Garden Room (Former Garage)

Accessed via uPVC door from the garden, this mostly converted garage makes an ideal man cave / office. Plenty of power points and built in HDMI cable. Inset ceiling lights. Side aspect window. Laminate floor. NOTE - There is still a storage area retained from the garage ideal for bikes, garden tools etc

WC / Cloaks

6' 0" x 4' 0" (1.83m x 1.22m)

White low level WC with button flush and matching wash basin with tiled splash backs. Vinyl floor, extractor and radiator.

Kitchen Breakfast Room

18' 6" x 10' 10" (5.64m x 3.30m)

Initially with a laminate floor, there is plenty of space for family seating. Radiator. The kitchen has a modern range of eye level and base units with complementing work surfaces over, one and a half bowl sink unit (Franke) and adjustable mixer tap. Concealed combi boiler. Double oven is integrated, along with a dish





FRONT GARDEN

With stone chippings and paved steps to front door.
Gate to side / rear.

GARDEN

A low maintenance rear garden which is level and comprises paving, astro turf and a recess, ideal for hot tub situated under a Pergola (power point provided).
Gate to side / front. Outside tap.

ON DRIVE

2 Parking Spaces

Driveway parking for 2 vehicles. Drive leads to the garage (currently converted)







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