





62 Llanmead Gardens

Rhoose, Barry

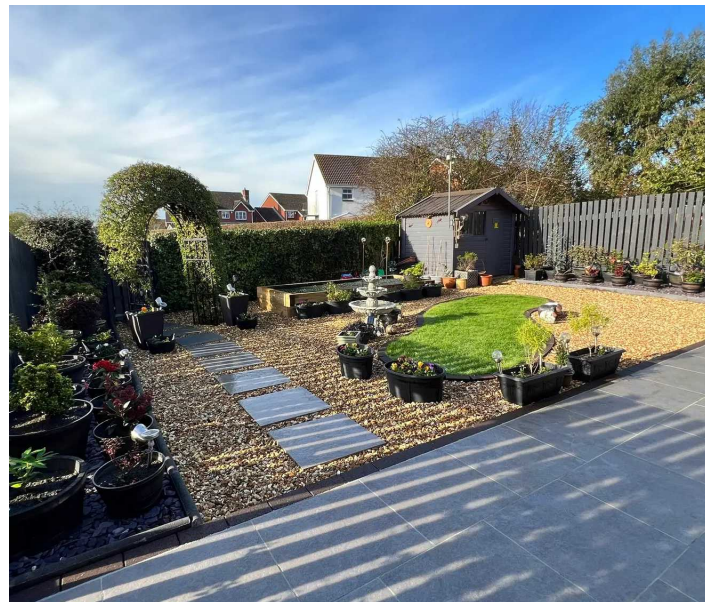
Stunning 4-bed detached home with modern features. Spacious lounge, conservatory, and open-plan kitchen/diner with tri-fold doors. Four well-appointed bedrooms, one with en-suite. Three-car drive and beautifully landscaped garden. Stunning open/sea views. Perfect blend of style and comfort.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- MANY RECENT IMPROVEMENTS CARRIED OUT
- LOUNGE AND CONSERVATORY EXTENSION
- STUNNING OPEN PLAN KITCHEN/DINER WITH TRI-FOLD DOORS
- UTILITY ROOM, BOOT ROOM & STORAGE GARAGE
- 4 BEDROOMS - ONE WITH A REFITTED EN-SUITE
- FULLY REFURBISHED FAMILY SHOWER ROOM/WC
- 3 CAR DRIVE & 2023 LANDSCAPED REAR GARDEN
- GORGEOUS OPEN/SEA VIEWS TO THE REAR
- EPC RATING IS C71





Entrance Hallway

Accessed via composite door with arch shaped opaque glazed panel. Composite laminate flooring plus carpeted dog leg stair case leading to the first floor. matching panel doors lead to cloakroom WC and kitchen. Radiator and coving. handy under stair storage space.

Cloakroom WC

4' 3" x 3' 6" (1.30m x 1.07m)

With composite laminate flooring and white suite comprising WC and recently refitted ceramic sink with mixer tap and vanity cupboard under. Radiator. Two ceiling spot lights and opaque uPVC front window with tiled sill.

Living Room

16' 4" x 10' 1" (4.98m x 3.07m)

With composite laminate flooring this stylish modern room has front uPVC window, radiator and focal point of pebble effect electric fire inset into a marble back and hearth. Coved ceiling. Handy recess (excluded from dimensions). Square opening leads through to the dining area.

Kitchen Diner

20' 2" x 9' 5" (6.15m x 2.87m)

Previously 2 rooms and now open to provide a social area. The dining room has composite laminate flooring and here there is a door which leads through to the conservatory extension. The dining area has a space saving column radiator and is open plan to the refitted Wren kitchen which comprises a comprehensive range of eye level and base units in white and these are complemented by modern worktops which have Quartz style fleck effect. Integrated is a 4 ring induction hob and nearby there is a waist level double electric oven. Free standing space for other appliances s required. Rear uPVC window enjoying pleasant aspect over the recent landscaped garden plus a Channel view.





Ceramic tile splash backs and recently re-laid tile flooring. Recessed spot lights (LED). Open door access leads through to the utility.

Conservatory

11' 9" x 11' 3" (3.58m x 3.43m)

With ceramic tile flooring this large conservatory extension has recently replaced uPVC windows and French doors which lead onto the garden. Polycarbonate pitched roof with ceiling fan and light (to remain). radiator and power points.

Utility Room

6' 8" x 5' 4" (2.03m x 1.63m)

In the same style as the kitchen with additional storage units and modern composite sink unit with mixer tap over. Slot-in space for washing machine. Composite door with glazing and built in blind leading out to the rear garden. ladder style radiator and panelled door to the boot room.

Boot Room

7' 9" x 5' 8" (2.36m x 1.73m)

Previously part of the garage and now providing a functional storage area with base and eye level storage cupboards plus space for appliances as required. Great for shoes and coats etc. Panelled door to the storage garage.



Storage Garage

11' 0" x 7' 11" (3.35m x 2.41m)

Accessed from the front via insulated electric remote control roller door. A block build with fuse box, power and lighting. The garage will be cleared of all units seen.

Landing

Composite laminate flooring which extends to all 4 bedrooms via the matching panelled doors. Further doors lead to the refitted shower room WC and airing cupboard which houses the combi boiler. Drop down loft hatch.



Bedroom One

17' 4" x 10' 2" (5.28m x 3.10m)

Dimensions are taking into account the door recess. Large double bedroom with the composite laminate flooring. Front uPVC window, coved ceiling and radiator. Two recessed double wardrobes. Panelled door leads to the upgraded en suite.

En-Suite

8' 8" x 5' 1" (2.64m x 1.55m)

Beautifully presented comprising white WC, refitted wash basin with vanity cupboard under and shower cubicle with tiled splash backs. Fixed rainfall style head plus adjustable rinse unit. Water resistant laminate flooring. Chrome heated towel rail. Handy drawers set into a recess with lighting over. Extractor and shaver point plus opaque uPVC front window. Fully non grout walls and splash backs.

Bedroom Two

With composite laminate flooring this double bedroom has recessed triple wardrobe (excluded from dimensions provided), radiator, coving and uPVC window with gorgeous views over the garden and Channel.

Bedroom Three

8' 10" x 8' 0" (2.69m x 2.44m)

With composite laminate flooring, this bedroom has front uPVC window, recessed single wardrobe (excluded from dimensions) plus radiator and coved ceiling.

Bedroom Four

8' 7" x 8' 0" (2.62m x 2.44m)

With composite laminate flooring this good size single bedroom is L shaped with coved ceiling, radiator and rear uPVC window which enjoys a super aspect over the garden, fields and Channel view.





Shower Room WC

Refitted 2023, comprising white WC with concealed cistern, wash basin with cupboards under and a full width walk in shower which has thermostatic shower unit with rainfall style head and separate rinse unit. Ceramic tile splash backs, walls and sill with opaque uPVC rear window. Ceramic tile flooring, chrome heated towel rail and shaving point plus extractor.

Rear Garden

42' 12" x 34' 12" (13.11m x 10.67m)

The garden has been totally transformed and landscaped over the last 12 months and now comprises a superb slate patio and this leads onto a further area of Cotswold stone chippings with small lawn infill. Welsh slate chipped area and with palm tree (to remain). Well maintained garden shed. Enclosed by mix of recently replaced timber fencing and also a rear gate which provided access onto the adjacent fields. Gate gives side access to the front (via a further gate) and this contained area is ideal for recycling etc. Tap.

ON DRIVE

3 Parking Spaces

Laid to tarmac and providing side by side space for 3 vehicles. Gated side access.



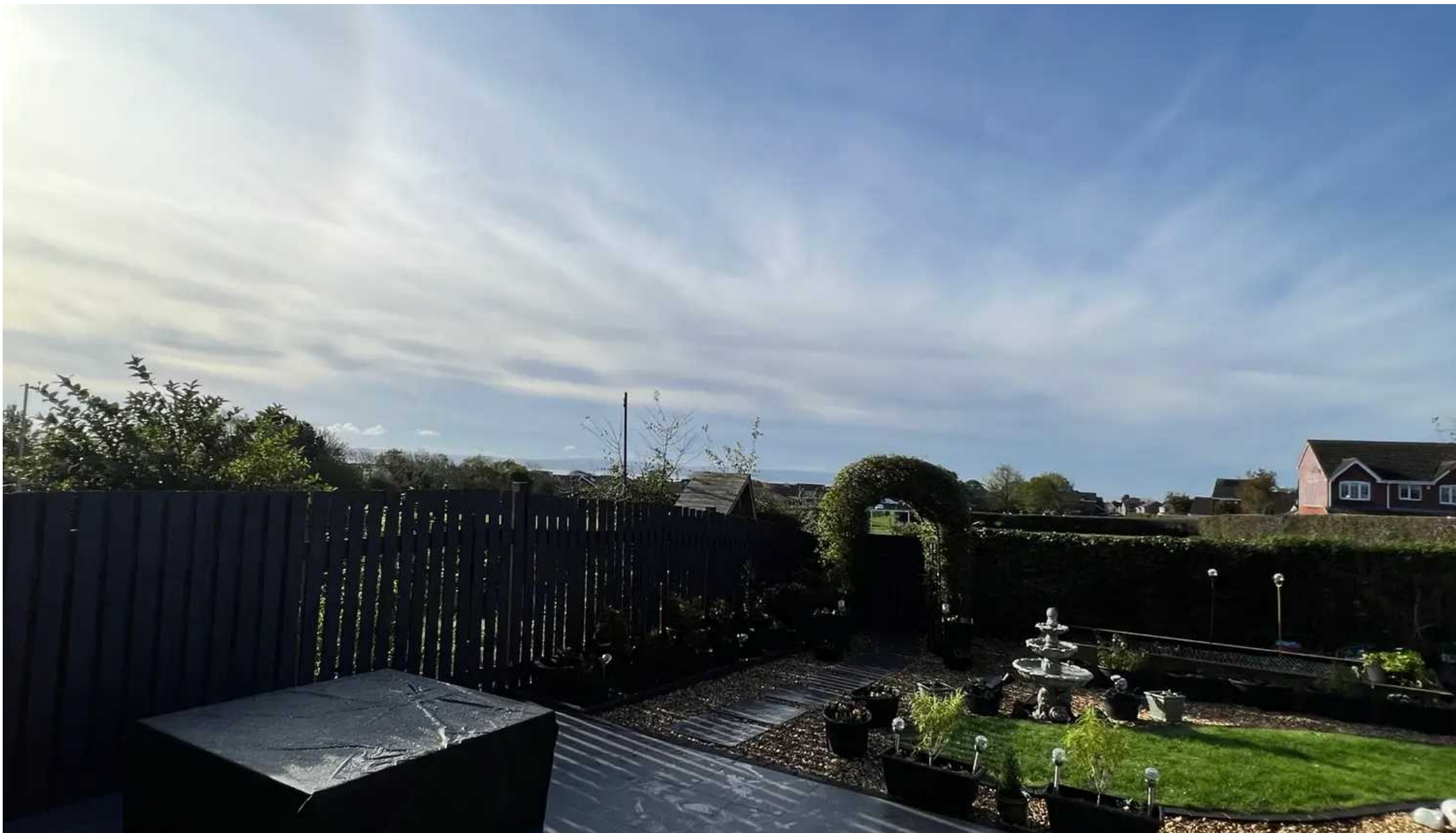


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Approximate Gross Internal Area
1345 sq ft - 125 sq m



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



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