

16 Matthew Road, Rhoose
£315,000



16 Matthew Road

Rhoose, Barry

Charming 2-bed bungalow with open field views. Spacious lounge, kitchen/diner, conservatory. Gas heating, double glazing, parking, and garage. Private manageable gardens. Perfect countryside retreat.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DETACHED BUNGALOW BACKING OPEN FIELDS
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE; SEPARATE KITCHEN/DINER
- CONSERVATORY/SUMMER ROOM EXTENSION
- GAS CH, UPVC DG, DRIVE AND GARAGE
- GOOD SIZE MANAGEABLE FRONT AND REAR GARDENS
- EPC RATING D62





Entrance Porch

Accessed via opaque uPVC door with similar glazing to the front. Tiled flooring. Light. Internal partial glazed door leads to the hallway.

Hallway

With an original block flooring. Sliding opaque glazed door leads to the living room. Further doors lead to the two double bedrooms, shower room / WC, handy storage cupboard plus additional double doors lead to a further cupboard which houses the combi boiler. Radiator behind a period style cover. High level meter cupboard. Coved ceiling.

Living Room

17' 3" x 12' 10" (5.26m x 3.91m)

Measurements include bay window and door recess. An excellent size carpeted reception room with front uPVC bay window. Stone clad fireplace area with electric fire inset. Coved ceiling. Two radiators. Pine effect door with glazing leads to the kitchen dining room.

Kitchen Dining Room

18' 4" x 10' 4" (5.59m x 3.15m)

In two distinct areas with the dining area having a laminate flooring and providing space for table and chairs. French style uPVC doors lead to the rear garden. The kitchen is fitted with a good range of eye level and base units in a cream shaker style and these are complemented by granite effect work surfaces which have a one and a half bowl sink unit inset with mixer tap over. Breakfast bar section. Integrated appliances include a 4 ring ceramic hob with glass canopied extractor over and with adjacent waist level double oven and grill. Ceramic tile flooring and splash backs plus throughout the room there is a pine effect tongue and groove ceiling. Radiator. uPVC patio style door and window that leads through to the conservatory extension.





Conservatory

13' 1" x 10' 4" (3.99m x 3.15m)

With a laminate flooring the conservatory has a clear glass roof and uPVC windows and French doors. Radiator.

Bedroom One

11' 0" x 10' 11" (3.35m x 3.33m)

Measurements include depth of fitted wardrobes. A carpeted double bedroom with front uPVC window, radiator and coving. Along the length of one wall is a range of fitted bedroom furniture, most of which are mirror fronted.

Bedroom Two

10' 5" x 9' 11" (3.18m x 3.02m)

A second carpeted double bedroom with uPVC rear window offering a pleasant outlook over the garden and adjacent fields. Radiator, coving and fitted bedroom furniture comprising fitted wardrobe and storage over.

Shower Room / WC

6' 2" x 5' 9" (1.88m x 1.75m)

Recently re-fitted, in white and comprising WC with concealed cistern, wash basin with vanity cupboard under and quadrant style cubicle with electric shower inset. Easy wipe floor covering, ceramic tile splash backs and an opaque uPVC side window. Various cosmetic cabinets. PVC ceiling with recessed spot lights. Chrome heated towel rail.





FRONT GARDEN

A level garden laid primarily to Cotswold stone chippings and various borders. There is a dwarf front wall.

REAR GARDEN

A level rear garden again with areas of stone chippings, patio and a small lawn. Green house. Separate storage shed which is a metal construction on a block wall. Pedestrian gate leads to the drive. The rear garden adjoins farmers fields and enjoys fabulous open private aspect.

DRIVEWAY

4 Parking Spaces

Laid to interlocking brick and providing off road parking for 3-4 vehicles and this leads to the garage.


GARAGE

Single Garage

A detached garage at the end of the block driveway.

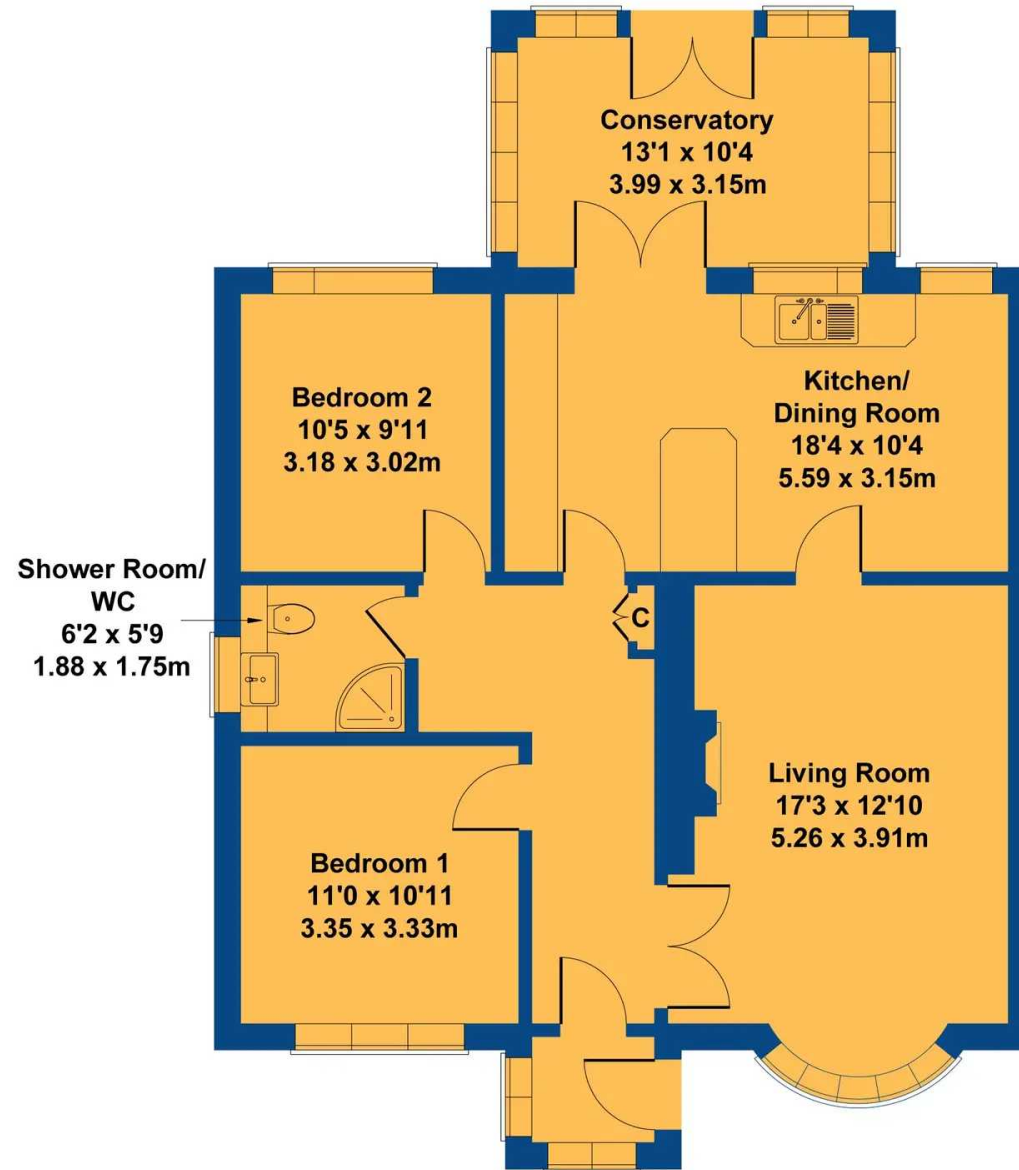


Energy Efficiency Rating

| | Current | Potential |
|--|-----------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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Approximate Gross Internal Area
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2023
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Chris Davies Estate Agents

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

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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