

39 Greenmeadow Way

Rhoose

Luxurious 4-bed detached house with stunning sea views. Featuring spacious living areas, landscaped garden with pizza oven/bar, double garage, and ample parking. Ideal family home in prime coastal location.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 'HEYDON' STYLE DETACHED FAMILY HOME
- MAGNIFICENT SEA VIEWS AND GREAT POSITION
- LANDSCAPED REAR GARDEN WITH PERGOLA/BAR/PIZZA OVEN
- 4 DOUBLE BEDROOMS – TWO WITH EN-SUITE FACILITIES
- FRONT-TO-BACK LIVING ROOM WITH GORGEOUS MEDIA WALL/FIRE
- VERY SPACIOUS OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE STUDY/PLAYROOM/GROUND FLOOR BEDROOM
- DETACHED DOUBLE GARAGE WITH GENEROUS PARKING TOO



Entrance Hall

Accessed via composite door with obscure glazing and matching side panels. A striking ceramic tiled flooring leads through to the kitchen and utility. matching column doors give access to cloakroom WC, sitting room / study, utility and the fabulous kitchen dining room. Glazed door with chrome bar effect leads into the front to back living room. Carpeted dog leg staircase leads to the first floor. Radiator. Final column door accesses handy under stair storage cupboard which has courtesy lighting.

Cloakroom WC

6' 11" x 3' 1" (2.11m x 0.94m)

With the ceramic tile flooring, this room has white suite comprising close coupled WC and pedestal basin with tiled splash back. Radiator and extractor.

Living Room

25' 2" x 12' 5" (7.67m x 3.78m)

Measurements into bay. Front to back room with front bay window, side window and French doors leading to the enclosed rear garden. The room has a LVT (luxury vinyl) flooring, two radiators and glazed double doors with chrome bar effect lead into the kitchen dining room.

Kitchen Dining Room

21' 9" x 11' 4" (6.63m x 3.45m)

With ample space centrally for family table and chairs, there are an abundance of modern units in grey and these are complemented by natural wood style worktops with one and a half bowl stainless steel sink unit inset. (additional units have been installed by current owners, providing further storage and wine rack). Integrated appliances include dishwasher, 4 ring gas hob with extractor over plus adjacent waist level double oven with grill and near full height fridge and freezer. Rear window plus French doors leading to the rear garden. Smooth ceiling with 8 recessed spotlights and extractor. Two radiators.





Sitting Room / Study

9' 0" x 7' 10" (2.74m x 2.39m)

With the LVT flooring matching the living room, this functional second reception room has front window, radiator and is ideal for home office or playroom.

Utility

6' 0" x 5' 7" (1.83m x 1.70m)

With the ceramic tile flooring, here there is a second stainless steel sink unit, space for washing machine and tumble dryer as required (appliances not included) and a partly glazed door leads to the side / rear. Concealed boiler 9combi) firing the gas central heating and there is also a wall mounted fuse box plus extractor.

Landing

A spacious galleried style landing, carpeted matching the stairs and with matching column doors giving access to the four double bedrooms and bathroom. Radiator. Front window enjoying some Channel views.

Bedroom One - 12' 5" x 11' 6" (3.78m x 3.51m)

A large carpeted main bedroom that has two recessed double wardrobes excluded from dimensions. Rear window, radiator and column panelled door leads to the en suite.

En Suite - 11' 3" x 7' 7" (3.43m x 2.31m)

Very spacious, in white, comprising WC, pedestal basin, bath and double fully tiled shower cubicle with thermostatic shower inset. Ceramic tile floor, complementing the splash backs and deep sill with obscure rear window. Shaver point, extractor and LED spot lights plus radiator.

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m)

This room has a laminate flooring rear window and fitted double wardrobe. Radiator. Smooth ceiling with five recessed spot lights and column panelled door leads to the en suite.





En Suite

8' 1" x 5' 4" (2.46m x 1.63m)

Comprising a white suite with close coupled WC, pedestal basin and fully tiled shower cubicle with thermostatic shower inset. Matching flooring to that of the bedroom. Ceramic tiled splash backs and deep sill with obscure rear window. Shaver point, radiator and extractor.

Bedroom Three

10' 0" x 9' 2" (3.05m x 2.79m)

A double bedroom with three sets of windows offering dual aspect and glorious Channel views. Radiator and recessed double wardrobe (excluded from dimensions provided).

Bedroom Four

12' 6" x 6' 1" (3.81m x 2.11m)

A great size fourth bedroom, carpeted and will take a double bed (as indicated by the photo). Two sets of front windows, enjoying Channel views. Ample space for bedroom furniture as required. Radiator.

Family Bathroom

6' 11" x 6' 2" (2.11m x 1.88m)

With ceramic tile flooring and white suite comprising close coupled WC, pedestal basin and bath with mixer tap over. Ceramic tile splash backs and sill with obscure side window. Radiator, extractor and four recessed spot lights plus shaver point.

Detached Double Garage

21' 0" x 20' 0" (6.40m x 6.10m)

Accessed via 2 single up and over doors, the garage is brick built and has good storage to the rafters. Power and lighting is provided.





REAR GARDEN

41'12" x 42'12" (12.8m x 13.11m)

Enjoying excellent privacy the garden has areas of patio, ;level lawn and slightly raised landscaped area that comprises a porcelain patio with bar style recess including a pizza oven and sink / running water. Composite deck which is ideal for outside entertaining. Glass screening. Outside tap plus double power point. Additionally the garden extends to the side which is also lawned and slabbed walkway leading tot he front with secure timber gate. Handy large metal storage shed (will remain).

FRONT GARDEN

Laid to lawn and flanked by established flower beds, shrubs and plants. Central pathway leads to a front door. Additional slabbed pathway leads to side access on both sides of the property. EV point.

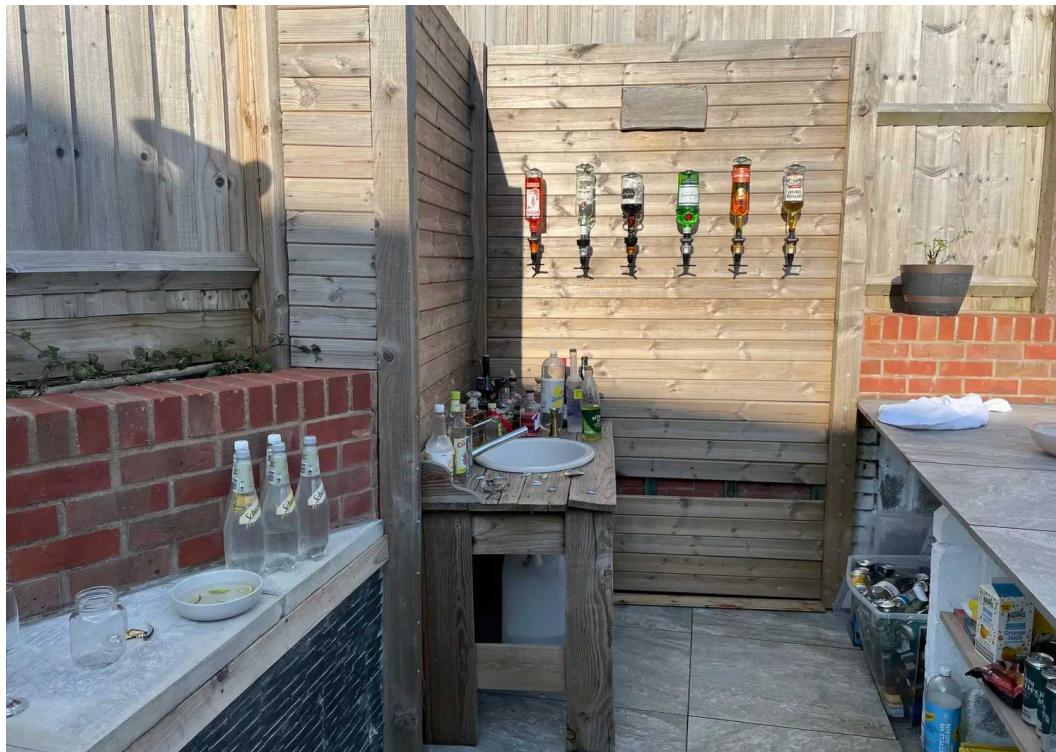
DRIVEWAY

2 Parking Spaces

Side by side space for two vehicles in front of the detached garage. Also additional space within a tarmac area adjacent to the allocated drive, which could house an extra 3 or 4 vehicles.

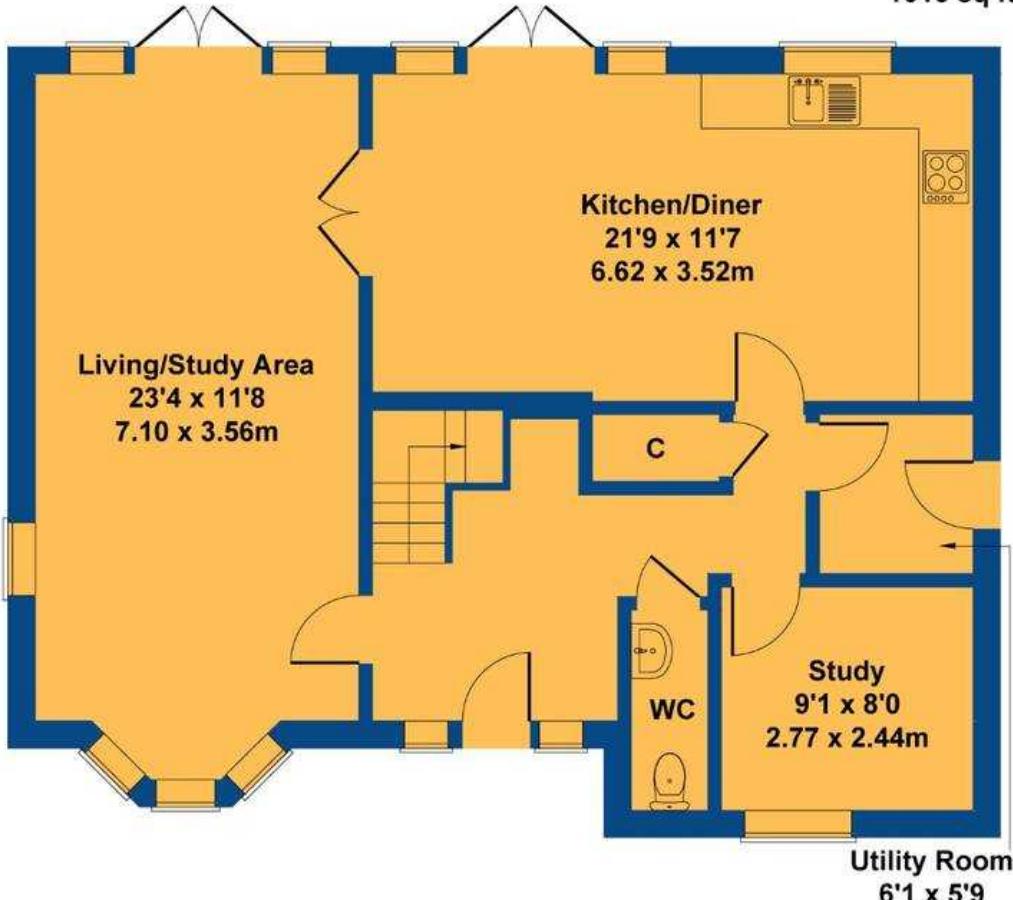






39 Greenmeadow Way

Approximate Gross Internal Area
1615 sq ft - 150 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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/

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.