





23 Murlande Way

Rhoose, Barry

****IMMACULATE 2 BED SEMI**** in charming location. Well-presented living room, modern kitchen, 2 double bedrooms, modern bathroom. Driveway, single garage, private rear garden. Low maintenance front, serene outdoor retreat. Versatile garage, convenient amenities & transport links. Call us to view!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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





Entrance Porch

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.

Living Room

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

An immaculate 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

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. A lovely modern bathroom 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.



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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. Access to the attached garage.

OFF STREET

1 Parking Space

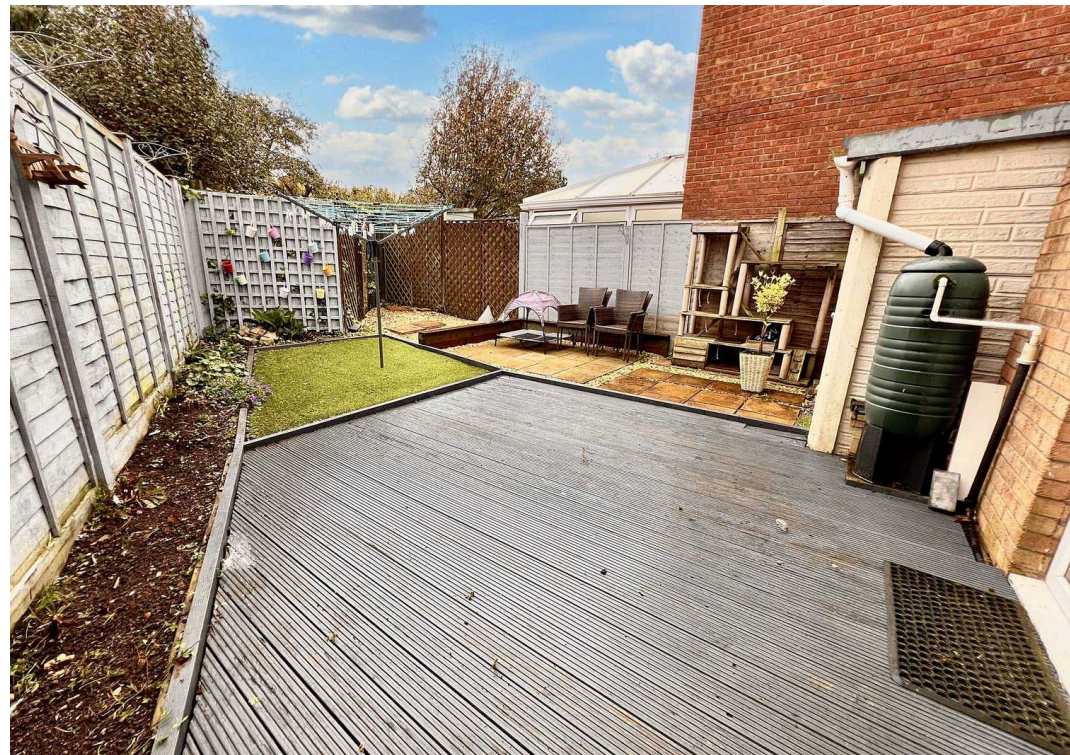
An interlocking paviour drive for one vehicle and this leads to the attached single garage

GARAGE

Single Garage

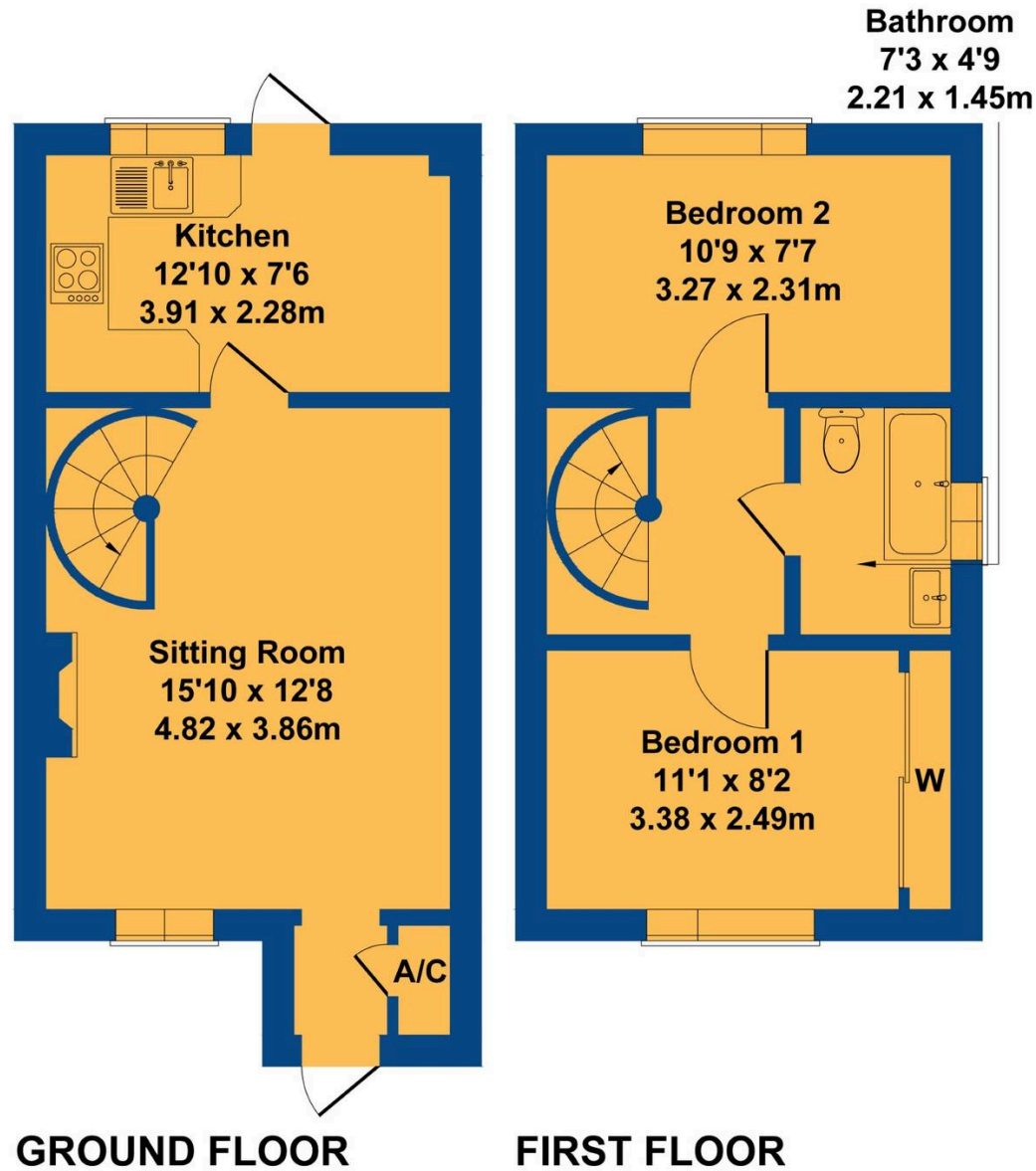
4.87m x 2.44m. Accessed via a single up and over door the garage has power and lighting and also there is a pedestrian door to the rear garden.





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Approximate Gross Internal Area
624 sq ft - 58 sq m



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



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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.