





4 Matthew Road

Rhoose, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D66

- DETACHED BUNGALOW ON A LARGE PLOT
- TWO DOUBLE BEDROOMS
- LOUNGE & SPACIOUS KITCHEN/DINER
- MODERN SHOWER ROOM AND WC
- DEEP SOUTH FACING REAR GARDEN
- LONG DRIVE LEADING TO A SINGLE GARAGE
- GAS CH, UPVC, NO ONWARD CHAIN
- EPC RATING OF D66





Entrance Hall

Accessed via uPVC door with obscure glazing, the hall is carpeted and has panelled doors giving access to the living room, two double bedrooms and shower room WC. Paper coved ceiling. Further doors access two handy storage cupboards - one of which houses the combi boiler. Obscure glazed panelled door leads to the kitchen dining room. Radiator.

Living Room

15' 0" x 13' 0" (4.57m x 3.96m)
Carpeted and with front uPVC picture window. Coal effect gas fire mounted on Marble hearth with ornate fire surround. Radiator. Polystyrene tiled ceiling with coving. Glazed door leads to dining room.

Kitchen Dining Room

18' 2" x 10' 5" (5.54m x 3.18m)
The dining space has a laminate flooring and sliding uPVC double glazed doors giving access to the large rear garden. Radiator. The kitchen area has a ceramic tile flooring and is fitted with functional but dated eye level ans base unit in an Oak style. These are complemented by work tops with stainless steel sink unit with mixer tap. Integrated 4 ring electric hob with oven under and cooker hood over. uPVC rear window, strip light and ceramic tiled splash backs. Textured coved ceiling.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)
A carpeted double bedroom with front uPVC window, radiator and smooth coved ceiling.

Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m)
Carpeted double bedroom with uPVC rear window, radiator and papered coved ceiling.





Shower Room WC

6' 3" x 5' 11" (1.91m x 1.80m)

With a grey close coupled WC and pedestal wash basin, plus a fully tiled shower cubicle with electric shower inset. Black and white ceramic tile flooring plus tiled splash backs. Obscure side window and tiled sill. Loft hatch and radiator.





FRONT GARDEN

Lawn and flanked by a mix of shrubs and plants.

REAR GARDEN

81' 12" x 40' 0" (24.99m x 12.19m)

initially with a slabbed patio and this extends onto a level lawn with fencing either side. Block wall boundary to the rear. Established fruit tree.

DRIVEWAY

3 Parking Spaces

Concrete and extending to the side of the property and providing off road parking for 3/4 vehicles. The drive leads to the garage.

GARAGE

Single Garage

Accessed via roller up and over door, this DETACHED garage has power and lighting provided.





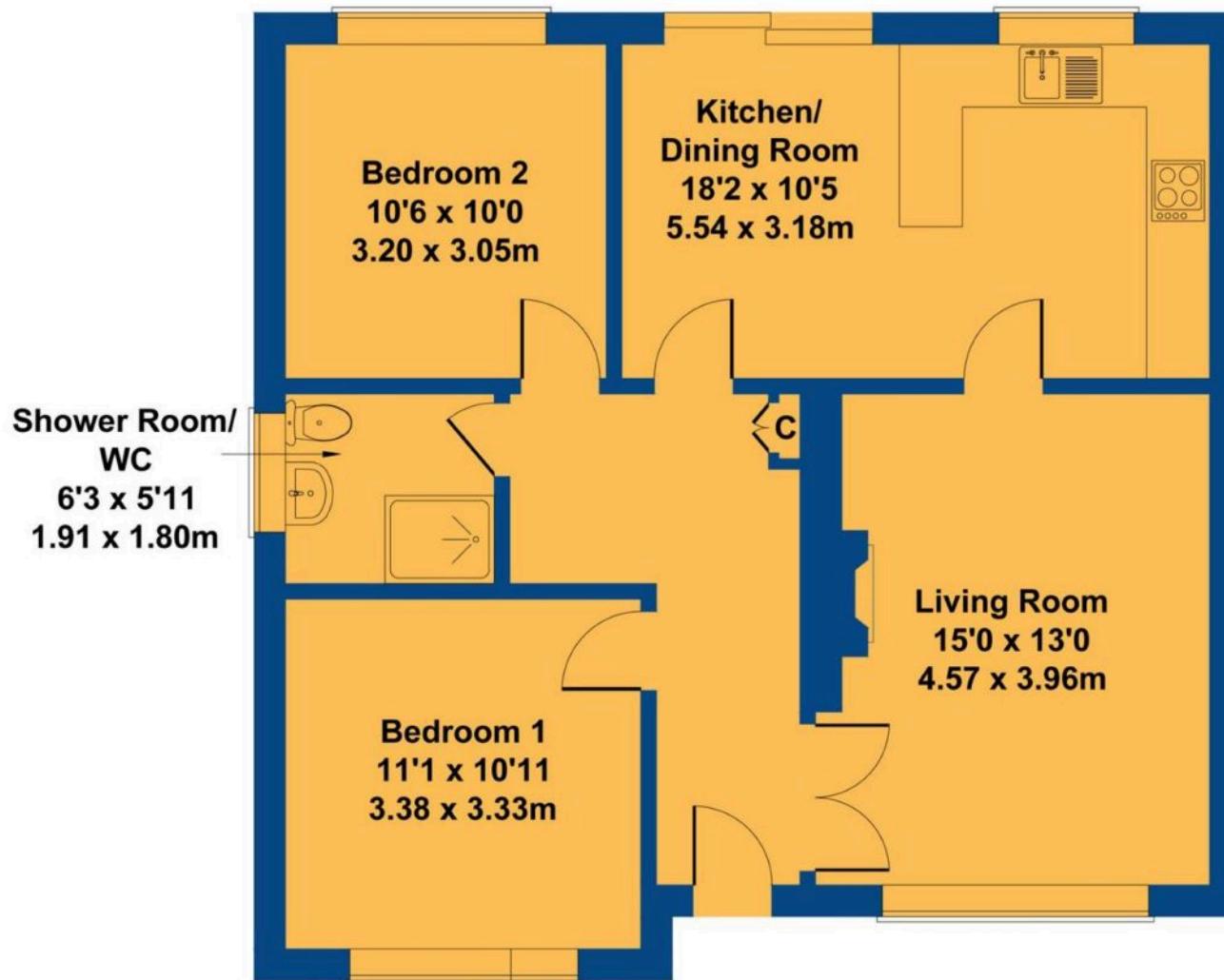
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
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