





6 Greenmeadow Way

Rhoose, Barry

SUPERB DETACHED FAMILY HOME; LANDSCAPED GARDEN AND SEA VIEWS - Situated on the sought after Golwg Y Mor, Taylor Wimpey, development this detached house...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IMPRESSIVE LANDSCAPED REAR GARDEN
- 4 DOUBLE BEDROOMS. EN-SUITE
- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- UPVC. GCH.
- EPC RATING B85
- SEA VIEWS





Cloakroom/WC

Dimensions: 5' 6" x 2' 9" (1.68m x 0.84m). With porcelain floor and a white suite with WC and basin with vanity cupboard under. Radiator, fuse box and extractor.

Garage

Accessed via up and over door and with internal access to the hall. Broom cupboard, wall mounted combi boiler (serviced annually) plus power and lighting.

Living Room

Dimensions: 18' 1" into bay x 10' 2" (5.51m into bay x 3.10m). An elegant carpeted reception room with front window enjoying an open aspect with some sea views. 2 radiators and glazed doors lead to the kitchen/diner.

Front Garden and Drive

With a Cotswold stone area ideal for displaying plants. To the side there is a pedestrian path leading, via gate, to the rear garden. Side by space for two vehicles. Access to the garage.

GROUND FLOOR

FIRST FLOOR

Bedroom One

Dimensions: 14' 2" x 9' 10" (4.31m x 2.99m). An immaculate carpeted double bedroom with rear window and radiator. Smooth ceiling with 6 downlighters. Single and double wardrobe plus door to the en-suite.

Entrance Hall

Accessed via a composite door, the hall has a striking porcelain floor and carpeted stairs to the first floor. Radiator and internal fire door to the garage, panelled door to the cloakroom/WC whilst glazed doors lead to the living room and kitchen/dining room. Open under





stair storage area.

Family Bathroom

Dimensions: 10' 1" x 6' 11" (3.07m x 2.11m). Immaculate and with a white WC, basin with vanity drawers under, bath with waterfall tap and double shower cubicle. Side opaque window with ceramic tiled sill matching the splash-backs. Cushioned vinyl flooring, radiator, extractor and shaver point. Smooth ceiling with three downlighters.

Landing

Carpeted gallery style with a front window offering sea views. Matching doors lead to the 4 bedrooms, bathroom and airing cupboard. Radiator and loft hatch.

En-Suite

Dimensions: 7' 10" x 5' 1" (2.39m x 1.55m). In superb order and with a white WC, basin with vanity drawers and double shower cubicle. Cushioned vinyl floor, ceramic tiled splash-backs and sill with opaque side window. Radiator, extractor, shaver point and smooth ceiling with two downlighters.

OUTSIDE

Bedroom Four

Dimensions: 10' 2" x 8' 7" (3.10m x 2.61m). A carpeted double bedroom (when robes are removed) with front window offering sea views. Radiator and smooth ceiling with three downlighters.

Bedroom Two

Dimensions: 13' 6" x 9' 10" (4.11m x 2.99m). A carpeted double bedroom with rear window, radiator and double wardrobe. Smooth ceiling with six downlighters.

Bedroom Three

Dimensions: 10' 11" x 10' 3" (3.32m x 3.12m). A carpeted double bedroom with front window offering lovely sea views. Radiator and double wardrobe. Smooth ceiling with six downlighters.

Service Charge

An annual charge in the region of £180 is payable to cover maintain outside communal areas eg parks etc





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Kitchen/Dining Room

Dimensions: 27' 9" x 9' 8" (8.45m x 2.94m). With porcelain flooring, there is a dining area with two radiators, rear window and French doors to the garden. The kitchen area has a further rear window and a great range of high gloss white units with soft close. These are complemented by modern tops with matching trim. Integrated 4 ring gas hob with extractor over, waist level double oven and grill plus further microwave with oven/grill feature (nb the coffee maker will be removed). Further space for other appliances as required. Contemporary glass splashbacks and extractor.

Rear Garden

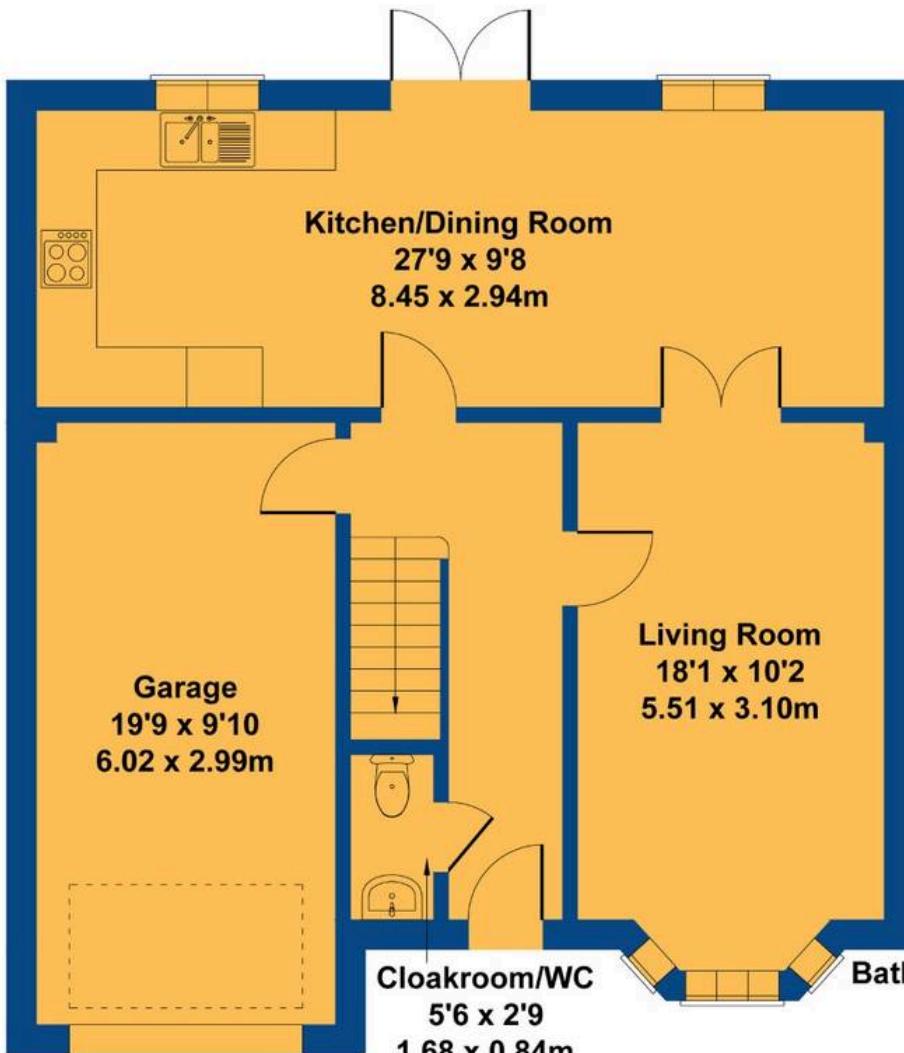
Dimensions: 48' wide x 28' deep (14.62m wide x 8.53m deep). A landscaped garden with areas of patio, lawn, decking. Welsh slate chipped areas and raised beds. Pond with waterfall. Enclosed by fencing and wall. Outside tap.



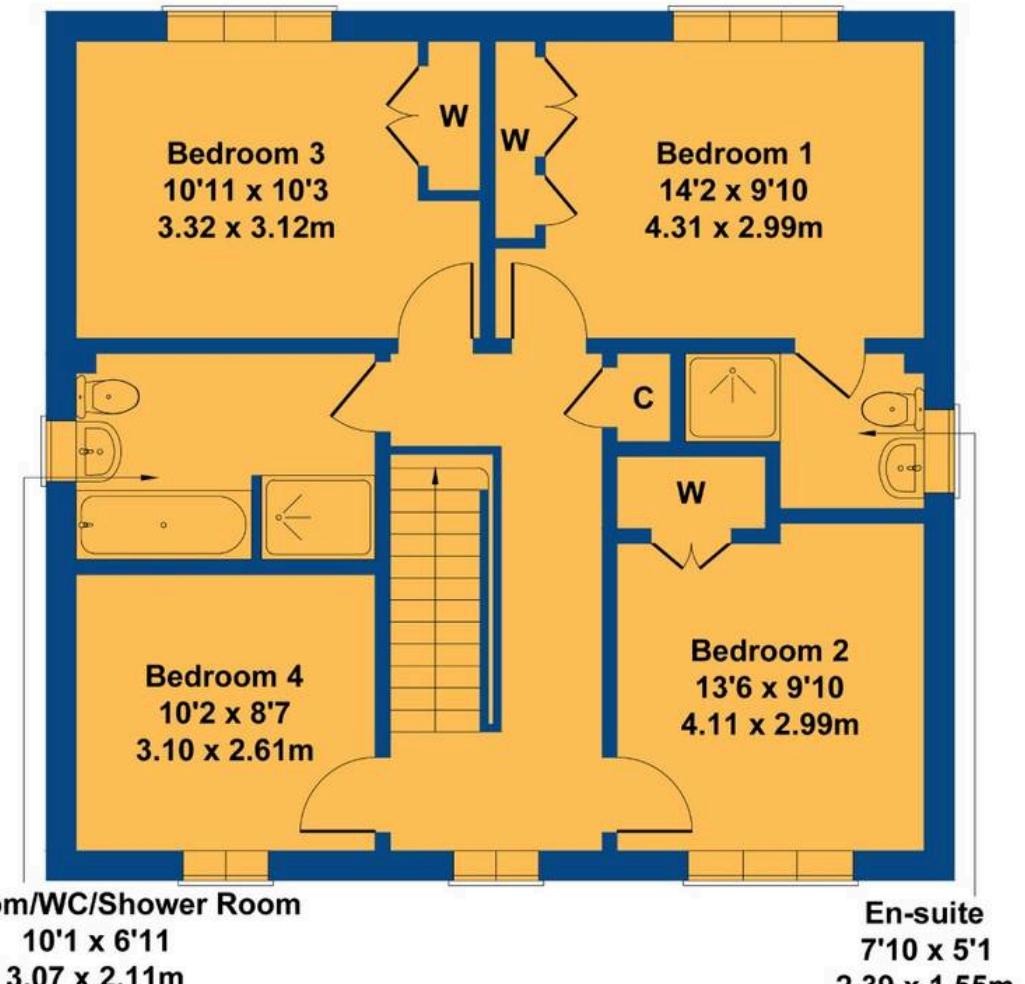
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Approximate Gross Internal Area

1518 sq ft - 141 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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