



2 Milburn Close

Rhoose

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED FAMILY HOME ON A LARGE PLOT
- 4 BEDROOMS; 2 RECEPTIONS; SOCIAL KITCHEN
- CLOAKS/WC, EN-SUITE & FAMILY BATHROOM
- GENEROUS DRIVEWAY PARKING & DOUBLE GARAGE
- CONCEALED HARDSTAND AND PORTAKABIN STORE
- EXCEPTIONAL SIZE LEVEL GARDEN
- PREVIOUS PLANNING FOR HOUSE IN THE GROUNDS
- GAS CH, UPVC, CUL DE SAC LOCATION
- POSSIBLE NO CHAIN OPTION SUBJECT TO OFFER
- EPC D66





Entrance Hall

18' 10" x 5' 10" (5.73m x 1.77m)

A bright and airy hall accessed by an obscure glazed door with matching side panel and with an impressive Karndean flooring. An open tread staircase leads to the first floor whilst double panelled doors lead to the living room and – separately – to a handy shoe/coat cloakroom cupboard. Radiator and smooth ceiling with recessed spotlights. Further panelled doors lead to the cloakroom/WC, dining room and social kitchen

Living Room

17' 5" x 12' 4" (5.30m x 3.75m)

Immaculately presented with a carpeted flooring this reception room has side and front windows. Radiator.

Dining Room

14' 8" x 8' 11" (4.46m x 2.72m)

With Karndean flooring, this stylish second reception room has sliding patio doors to the meticulously maintained gardens. Radiator.

Cloakroom / WC

5' 9" x 4' 4" (1.76m x 1.33m)

With Karndean flooring and a white suite comprising a WC and wash basin with vanity cupboard under. Obscure glazed rear window and radiator.

Social Kitchen

18' 2" x 11' 4" (5.54m x 3.46m)

In two distinct areas, the carpeted social area is great for relaxing. It is carpeted and has a front windows, radiator and breakfast bar dividing the kitchen which is well appointed with modern white units which are complemented by modern worktops with a ceramic 1.5 bowl sink unit. Freestanding range to remain and this has an extractor over with matching splash back. Further space for other appliances as required. The kitchen has a tiled effect vinyl flooring, rear window and obscure glazed door to the rear garden.



Landing

15' 7" x 5' 11" (4.76m x 1.80m)

Carpeted and with panelled doors to the 4 bedrooms, bathroom and airing cupboard with house the hot water tank and has shelves for linen and towels etc. line to fit and groove ceiling with loft hatch and final obscure glazed door to the balcony terrace.

Terrace Balcony

24' 3" x 16' 4" (7.40m x 4.98m)

With a fibre glass flooring and wrought iron surrounds.

Bedroom One

13' 9" x 12' 5" (4.19m x 3.78m)

A great size carpeted double bedroom which has a range of fitted furniture to remain. Radiator. Sliding door to the en-suite. Picture front window.

En-Suite

6' 4" x 4' 6" (1.94m x 1.37m)

A vinyl flooring and white suite with WC and his and hers basins with marble surround and mirror with lighting. Obscure side window and radiator.

Bedroom Two

13' 2" x 12' 5" (4.02m x 3.78m)

A carpeted double bedroom with side window, radiator and fitted furniture to remain.

Bedroom Three

11' 5" x 9' 0" (3.48m x 2.75m)

A carpeted double bedroom with front window and radiator.

Bedroom Four

8' 10" x 8' 7" (2.69m x 2.62m)

A carpeted bedroom currently used as an office but ultimately a large single or small double. It has a rear window and radiator.





Bathroom/WC/Shower

9' 1" x 5' 9" (2.78m x 1.75m)

In pristine condition and comprising La WC, wash basin, bath and fully tiled shower cubicle with thermostatic shower inset. Easy wipe vinyl flooring and ceramic tiles splashbacks and walls. Obscure glazed rear window and radiator. 6 recessed spotlights.

Utility Room

12' 9" x 8' 3" (3.89m x 2.51m)

Accessed from the rear garden and very adjacent to the back door from the kitchen, the utility room has additional storage units (with a pull out ironing board!) and a 2.5 bowl sink unit inset into modern worktops. Ceramic tiled flooring, rear window and pedestrian door to the garage. Further appliance space.

Double Garage

18' 5" x 16' 2" (5.61m x 4.94m)

Accessed via a single (double width) up and over door from the front, power and lighting is provided and a door leads to the utility room.

Agent's Note - PLANS

In 2019, the sellers had planning permission granted (2019/01379/FUL) to erect a two bedroom house to be built within the confines of the garden. Whilst this consent has recently lapsed, the buyer may wish to revisit it with the Vale of Glamorgan Council with a view to the plans being resubmitted and/or modified as required.



REAR GARDEN

73' 2" x 53' 10" (22.3m x 16.4m)

Exceptional gardens which are level and generally laid to lawn. There are two pergolas, a wooden summer house construction (no electric), well maintained Leylandii and a perimeter decked walkway keeps to the property's edge. There are a wide selection of plants, shrubs and trees plus a greenhouse and mini allotment section. The garden enjoys superb privacy and please note that dimensions provided are just of the main garden area and exclude the additional wraparound sections (allotment/hardstand/summerhouse etc).

DRIVEWAY

4 Parking Spaces

Laid to concrete and providing parking for 4-5 vehicles. Double gates (and pedestrian gate) lead a further hardstand area.

OFF STREET

3 Parking Spaces

The side hardstand (via the double gates) is ideal for housing a campervan, caravan or additional parking generally. Just offset, there is also a large Portakabin ideal for further storage.

GARAGE

Double Garage

As previously described







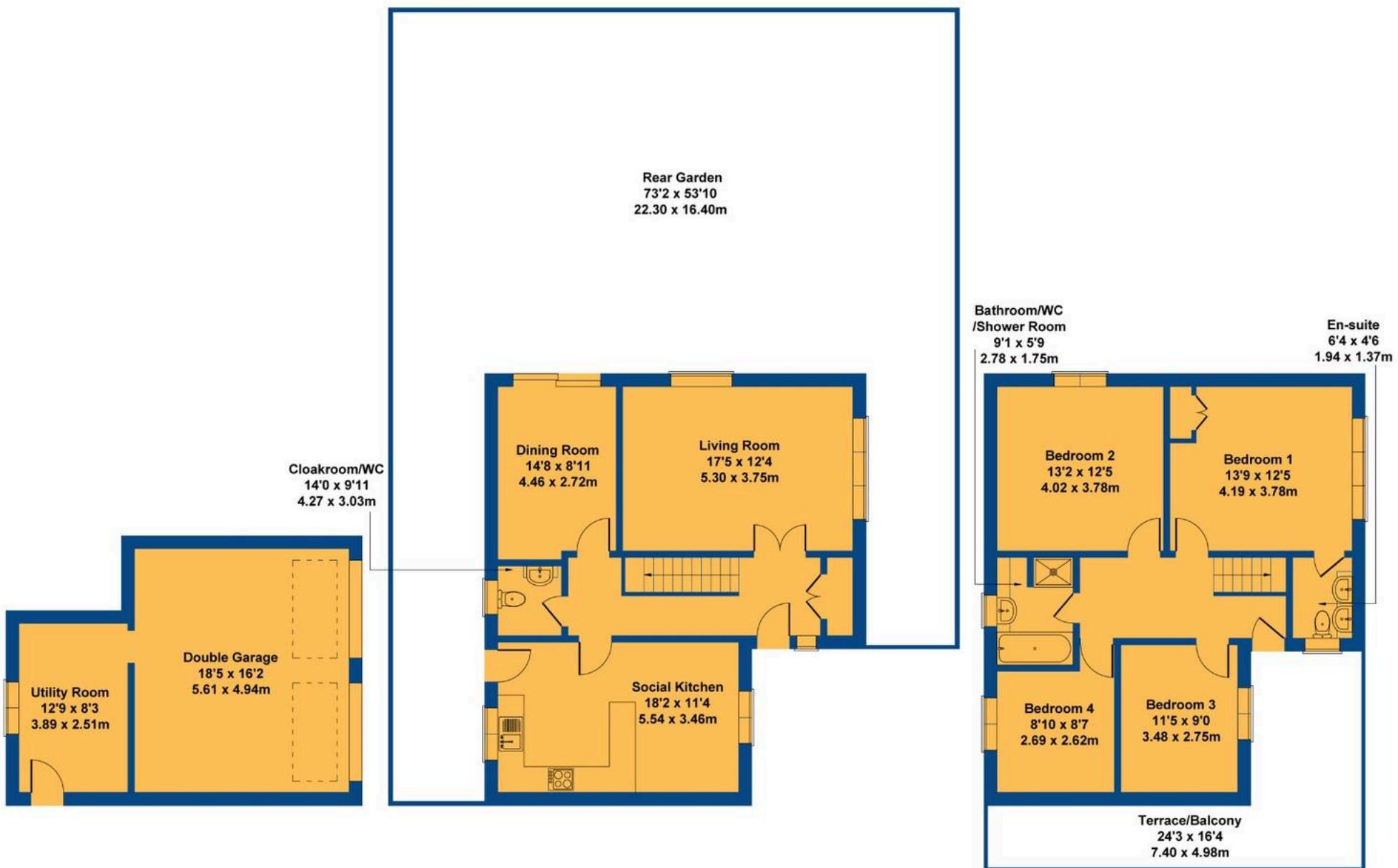
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area

1851 sq ft - 172 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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