

17 Greenmeadow Way
Rhoose
Barry
CF62 3FH

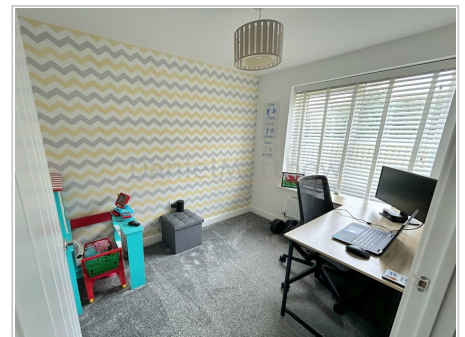
£400,000



- Spacious Detached Property
- Highly Recommended For Viewings, Please Call 01446 502806
- Four Double Bedrooms
- Two Reception Rooms
- Cloakroom/Utility
- En-Suite To Master
- Large Open Plan Kitchen-Diner
- Several Years Remaining On NHBC
- Front & Rear Garden
- Single Garage & Driveway

Ref: 17836423

Viewing Instructions:



General Description

**** SHELFORD STYLE - TAYLOR WIMPEY **** Daniel Matthew Estate Agents are pleased to offer for sale this immaculate four double bedroom detached family home situated on the sought after Taylor Wimpey development. The property is within walking distance to beautiful coastal walks, amenities of Rhoose village and close to the local rail station. Property comprises entrance hall, two reception rooms, cloakroom/utility and large kitchen/diner. To the first floor four double bedrooms with en-suite to master bedroom and family bathroom. Further benefits are detached single garage, driveway, front and rear garden, gas central heating and UPVC double glazing throughout, Several years remaining on NHBC, Viewings are highly recommended please contact a member of our team on 01446 502806.

Accommodation

Entrance Hall

Enter via a composite door with opaque glazing, plain ceiling, plain walls, ceramic tiled flooring with underfloor heating, radiator, stairs leading to first floor, storage cupboard housing a VOG house alarm with four sensors around the property, doors leading to all ground floor rooms,



Lounge (17'9" into bay x 12'7") or (5.43m into bay x 3.86m)

UPVC double glazed bay window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Reception Room Two (8'4" x 6'9") or (2.56m x 2.06m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Utility and WC (6' 09" x 5' 04") or (2.06m x 1.63m)

Plain ceiling, plain walls, range of base units with complimentary work surfaces, integrated washer/dryer, ceramic sink with mixer tap, low level WC, ceramic tiled flooring with underfloor heating, radiator.



Kitchen/Diner (26'3" x 10'6") or (8.02m x 3.22m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden, plain ceiling with spot lights, plain walls, ceramic tiled flooring with underfloor heating, a range of wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, integrated electric double oven, four ring gas hob with extractor fan, integrated fridge/freezer and dishwasher, wall mounted boiler, radiator.

Landing

Plain ceiling with loft access, plain walls, fitted carpet, doors leading to four bedrooms and family bathroom, storage cupboard housing hot water tank, radiator.



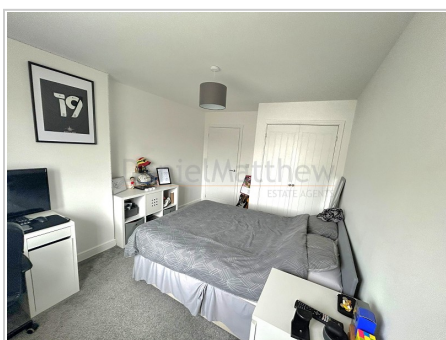
Bedroom One (14'9" x 12'8") or (4.52m x 3.88m)

UPVC double glazed bay window to front aspect, plain ceiling, plain walls, fitted carpet, two built in wardrobes, door leading to en-suite, radiator.



En Suite (6' 05" x 5' 03") or (1.96m x 1.60m)

UPVC double glazed obscured window to front aspect, plain ceiling, part plain/part tiled walls, ceramic tiled flooring, three piece suite comprises large shower cubicle with over head shower, low level WC, wash hand basin, heated towel rail.



Bedroom Two (13' 08" x 10' 0") or (4.17m x 3.05m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, built in wardrobe, radiator.



Bedroom Three (10'4" x 8'11") or (3.17m x 2.72m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, built in wardrobe, radiator.



Bedroom Four (11'1" x 10'7") or (3.40m x 3.25m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, part plain/part tiled walls, ceramic tiled flooring, three piece suite comprising panelled bath with over head shower, low level WC, pedestal wash hand basin, heated towel rail.



Outside

Front - laid to lawn with fenced boundaries and path leading to front door.

Rear - fenced boundaries, patio area, laid to lawn, rear gate leading to single garage and driveway.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B85

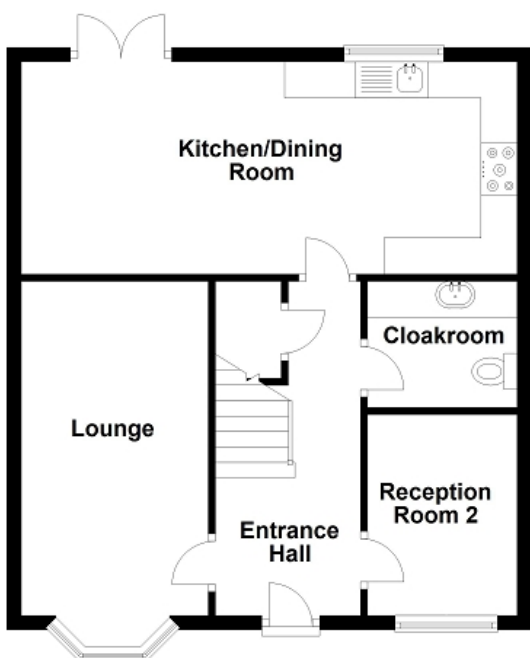
Tenure

We are informed that the tenure is Freehold

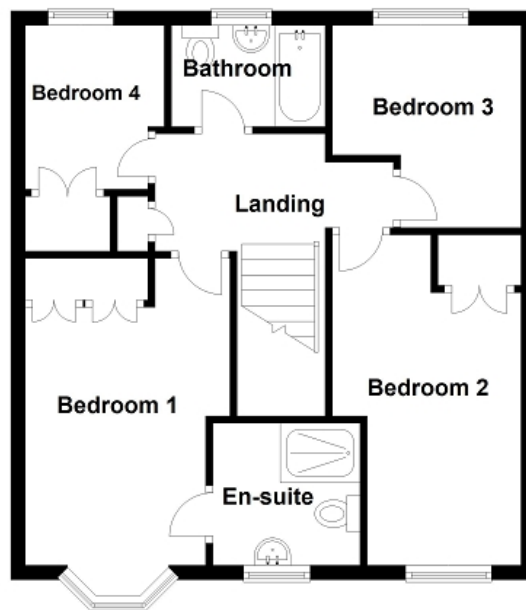
Council Tax - Band F



Ground Floor



First Floor



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.