



65 Meadowcroft, Rhoose

Barry

Guide Price £235,000



## 65 Meadowcroft

Rhoose, Barry

Well presented 2 double bedroom semi in a quiet cul de sac. Features a conservatory, large garden, off road parking, utility shed, modern kitchen, and great local amenities. Ideal for families.

Council Tax band: C

Tenure: Freehold

- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- SEMI DETACHED
- CUL DE SAC POSITION
- DRIVEWAY
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- GOOD SCHOOL CATCHMENTS
- CLOSE TO PUBLIC TRANSPORT
- LARGER THAN AVERAGE REAR GARDEN





### Front Elevation

A low maintenance front garden. Driveway for several cars. Gate giving rear access.

### Lounge

16' 3" x 12' 6" (4.95m x 3.81m)

Enter through a UPvc door with glazed panels into the Lounge. Wood effect laminate flooring. Neutral décor. Radiator. Windows to front and side with vertical blinds. A Metal open plan spiral staircase with fitted carpet rising to first floor. Panelled door into :-

### Kitchen

7' 4" x 12' 6" (2.23m x 3.81m)

Continuation of flooring and décor. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in oven and four ring gas burner hob with stainless steel splashback and cooker hood over. Tiling to splash backs. Wall mounted combination. Space for fridge/freezer. Window into conservatory. Half glazed door into :-

### Conservatory

11' 8" x 10' 5" (3.56m x 3.18m)

The conservatory has ceramic tiled flooring. Neutral décor. Radiator. It is double glazed. and has a pitched clear blue self clean roof. French doors giving access to rear garden.

### Landing

Fitted carpet. Metal balustrade. Doors into :-

### Bedroom One

8' 3" x 12' 7" (2.52m x 3.84m)

Fitted carpet. Radiator. Neutral décor. Window to front with vertical blind. Textured ceiling.

### Bedroom Two

7' 4" x 12' 7" (2.23m x 3.83m)

. Fitted carpet. Window to rear with vertical blind. Textured ceiling with loft access. The loft is partially boarded for storage. Built in double wardrobe.

### Bathroom



## GARDEN

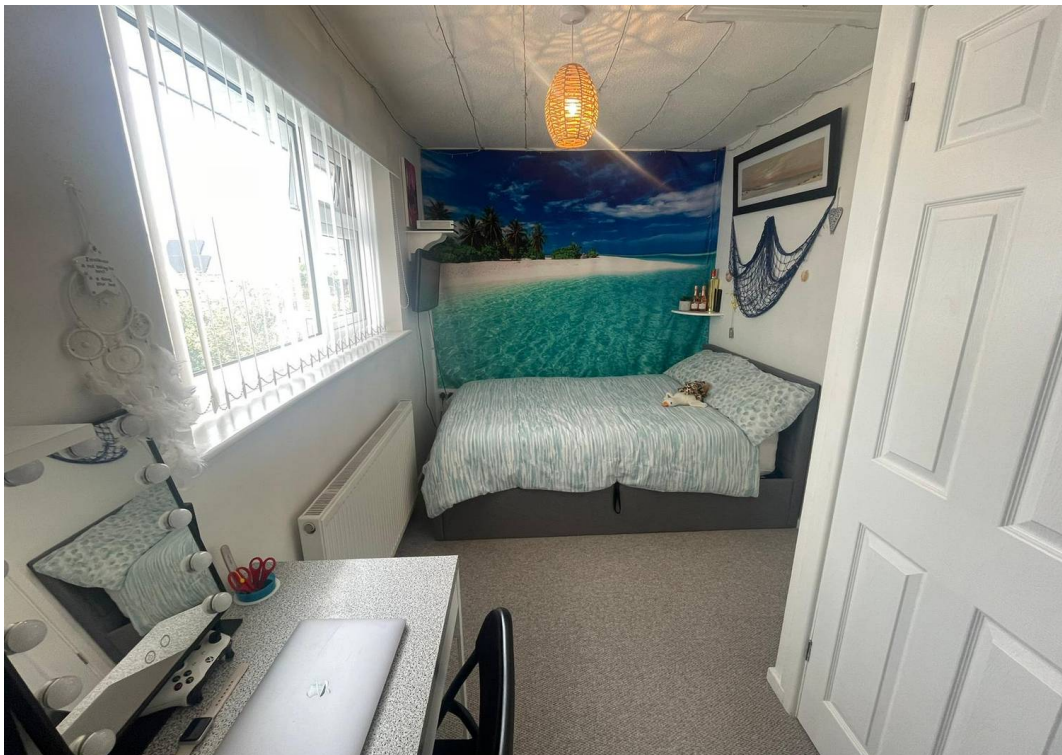
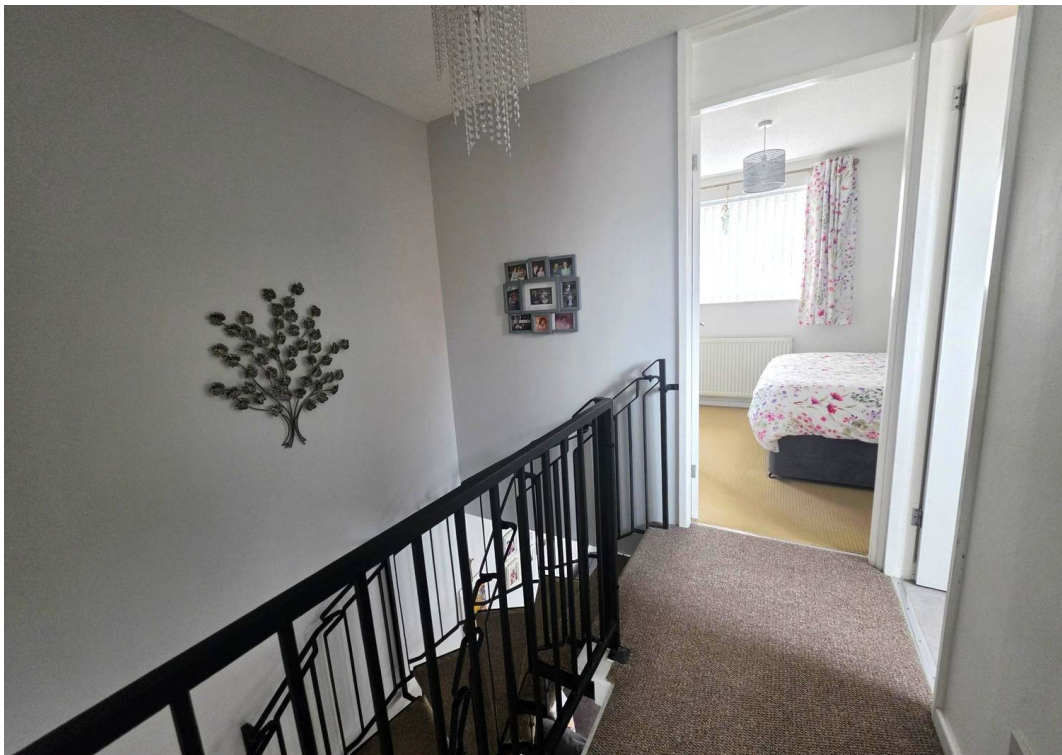
Larger than average enclosed garden. Mainly laid to lawn. Paved patio area. Arbour with retractable sun shade. Mature planting to the bottom corner. Gate giving access to the front. Garden shed to remain. It has power and lighting. It is currently being used as a utility room and has spaces and plumbing for both washing machine and tumble dryer. Windows to the side and a pitched roof.

## DRIVEWAY

1 Parking Space

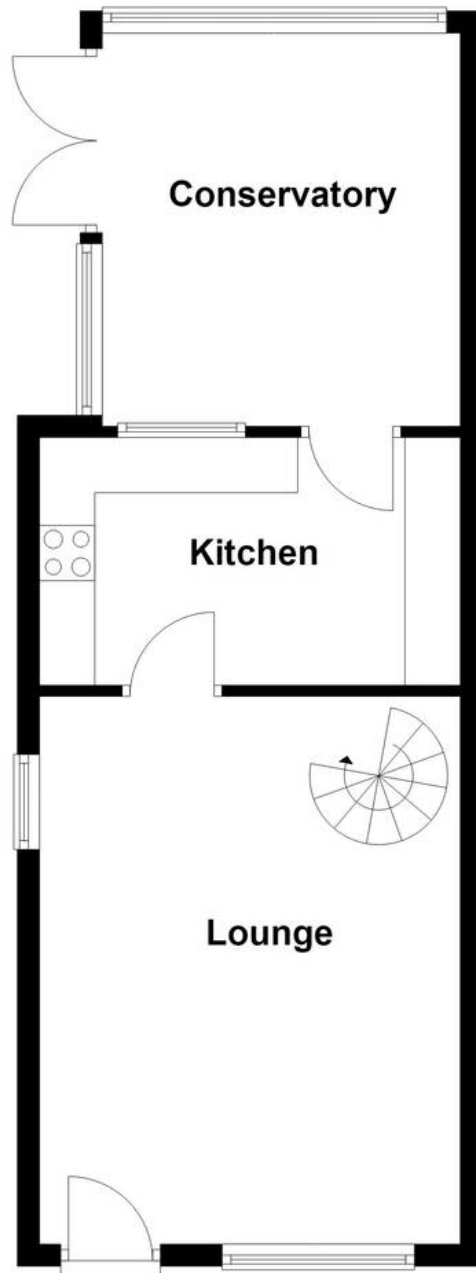
To the side of the garden there is parking for several cars.





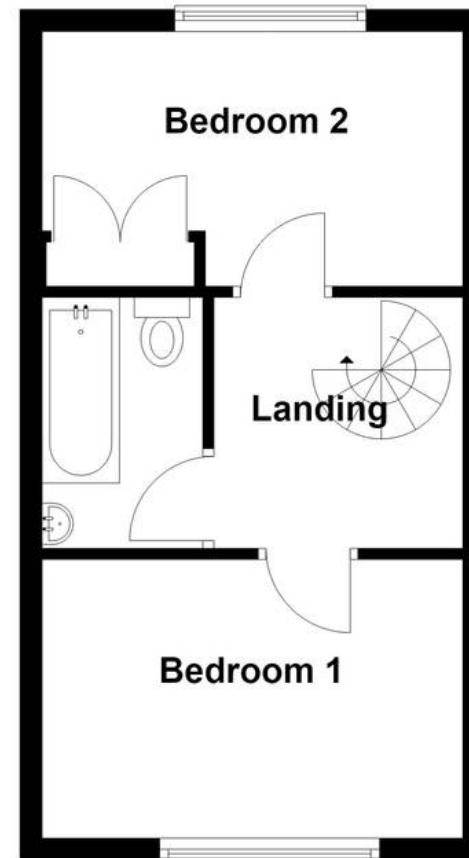
## Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



## First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 sq. feet)



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