



23 Greenmeadow Way  
Barry, Vale of Glamorgan, CF62 3FH

Watts  
& Morgan



## 23 Greenmeadow Way

Rhose, Barry, Vale of Glamorgan, CF62 3FH

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**£365,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

**Stunning 4-Bed Detached Home with Sea Views** This beautifully presented four-bedroom detached home, built in 2018, offers stylish and modern living. Featuring a high-spec kitchen with French doors to the landscaped rear garden, a bright and spacious living room with a bespoke media unit, and a master bedroom with an en-suite and sea views, this home is truly exceptional. Additional benefits include a separate utility room, downstairs WC, garage, and ample off-road parking. Situated in a desirable location, this property is a must-see!

The home is conveniently located near a train station with a direct route to Cardiff City Centre, offering excellent connectivity. There are plenty of local amenities, including shops, cafes, and leisure facilities, as well as two primary schools. Additionally, the property falls within the catchment area for the highly sought-after Cowbridge Comprehensive School.

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### Directions

Cowbridge Town Centre – 8.7 miles

Cardiff City Centre – 16.0 miles

M4 Motorway Culverhouse Cross – 9.9 miles

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## Summary of Accommodation

### About the Property

This beautifully designed four-bedroom detached home, built in 2018, offers modern living with a touch of elegance. Thoughtfully and tastefully decorated throughout, the property boasts high-quality finishes and a welcoming ambiance. The hallway and kitchen are laid with stylish LVT flooring, seamlessly connecting the spaces. The contemporary kitchen features white cupboard doors complemented by woodblock-effect countertops, an induction hob, and a built-in double oven. French doors open onto the landscaped rear garden, creating a perfect flow for indoor-outdoor living. A separate utility room provides additional convenience, while a downstairs WC and extra cupboard storage enhance the practicality of this well-planned home.

The living room is a standout feature, with a stunning self-made media unit adding a touch of creativity and functionality to the space. Bright and airy, this room is ideal for relaxing or entertaining guests. Upstairs, the first floor comprises three spacious bedrooms, with the master benefiting from a stylish en-suite shower room. All bedrooms, except for the fourth bedroom, are equipped with fitted wardrobes, providing ample storage and keeping the rooms neat and organized. The fourth bedroom is currently used as a dressing room, offering versatile space to suit individual needs. Both the master and fourth bedrooms enjoy breathtaking sea views, making every morning a delight.

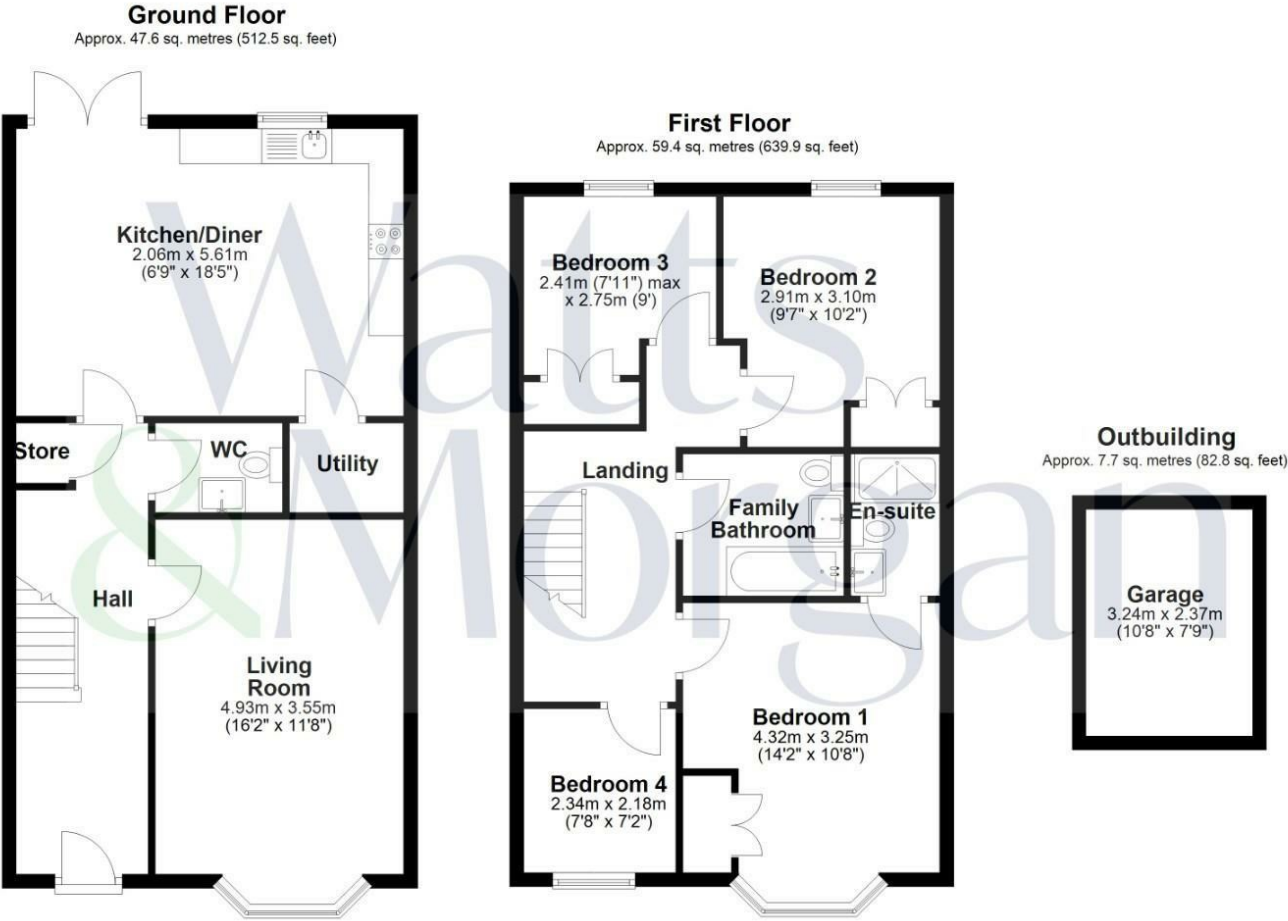


Garden & Grounds

The rear garden has been professionally landscaped to provide a low-maintenance yet inviting outdoor retreat. Featuring high-quality astro turf and a spacious patio area, it is perfect for alfresco dining or simply unwinding in the fresh air. The property also benefits from a garage and ample off-road parking, ensuring convenience for homeowners and visitors alike.

Additional Information

All Mains Connected. Freehold. Council Tax Band F. Annual Estate Management Fee of £142.00



Total area: approx. 114.8 sq. metres (1235.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   | 85                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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