



59, Greenmeadow Way
Rhoose, Vale of Glamorgan, Rhoose, CF62 3FH

Watts
& Morgan



59, Greenmeadow Way

Rhoose, Vale of Glamorgan, CF62 3FH

Guide Price £315,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A detached, modern family home exceptional order throughout within the popular Golwg Y Mor Development, close to South Point Primary School. Living room, kitchen/diner with double doors enjoying a southerly aspect into a paved patio area. Also ground floor cloakroom and wonderfully deep pantry / store. Principal bedroom with fitted wardrobes and en suite shower room, two further bedrooms and contemporary family bathroom. Two parking spaces and, to the rear, a low maintenance south facing enclosed garden. No ongoing chain. EPC Rating: B.

Directions

From our Cowbridge Office in a westerly direction along the High Street, turning left onto Llantwit Major road. After about 2 miles, turn left at the junction, heading towards Llantwit Major. After a further mile and a half, take the first exit at the roundabout. Continue straight on through both sets of traffic lights, pass the petrol station at Four Cross on the right and turn right at the junction, signposted Rhoose. Travel along this road, through the villages east Aberthaw and Rhoose, passing the school on your right. At the next mini roundabout, turn right towards Barry / Cardiff and, after a further 1/2 a mile, turn right into Rhoose Way, off which Greenmeadow Way is located.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

Rhoose offers a mixture of old and new properties located close to the coast. The Village of Rhoose offers a popular primary school - a feeder school' for Cowbridge Comprehensive - a number of shops and eateries and a train station allowing for good transport links. The near by town of Barry offers a great number of facilities and open spaces. Rhoose is situated in the Vale of Glamorgan and is surrounded by some delightful countryside yet is still within easy commuting distance of major centres such as the Capital City of Cardiff and Bridgend, as well as being in close proximity to Cardiff International Airport.

ABOUT THE PROPERTY

59 Greenmeadow Way is a modern, detached family home kept in exceptional order and located on the popular Golwg Y Mor close to South Point Primary School. It is very much 'move in ready' and available with no onward chain.

An entrance hallway features a straight run staircase leading to the first floor and a door connecting into the family living room. This generous family space has a window to the front elevation and a connecting door leading through to the kitchen/diner. The kitchen/dining space is a good area running the width of the rear of the property. Centrally positioned are double doors opening to a paved patio from which to benefit from the southerly aspect. The kitchen itself includes a good range of units and wall cupboards with oven and hob to remain. There is space and plumbing for a washing machine, a drier and also for a tall fridge freezer (all available by separate negotiation). Ample room remains for a dining table. Accessed from the kitchen is a wonderfully deep pantry / store with a range of shelving to remain. There is, in addition, a ground floor WC.

To the first floor the landing area has doors leading to all three bedrooms and to the family bathroom. The largest of the three bedrooms looks to the front elevation and has fitted wardrobes and its own en suite shower room. A second double bedroom, also with fitted wardrobes, looks to the rear of the property and enjoys a southerly aspect. The third bedroom is a large single enjoys the same views. Both these two bedrooms have use of the family bathroom which includes a shower over the bath.

GARDENS AND GROUNDS

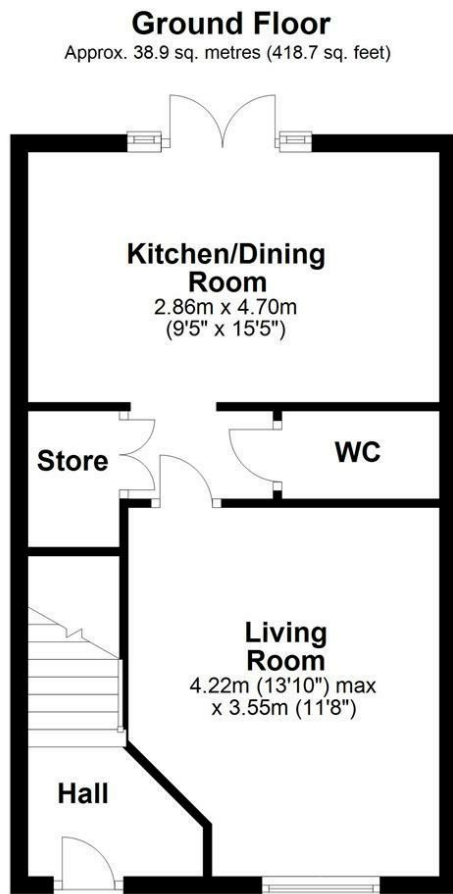
To the side of the property there are two end to end parking spaces. A gated from this driveway leads into the rear garden. Enjoying a sunny, southerly aspect, the rear garden is enclosed by fencing and intentionally low maintenance, including a particularly generous paved seating area with steps leading down to a second smaller area with slate chippings atop. Timber store shed to remain. A six-seat garden furniture set, together with cushions, is to remain.

ADDITIONAL INFORMATION

Freehold. All mains services connected to the property. Gas fired combi central heating. Council Tax Band D.

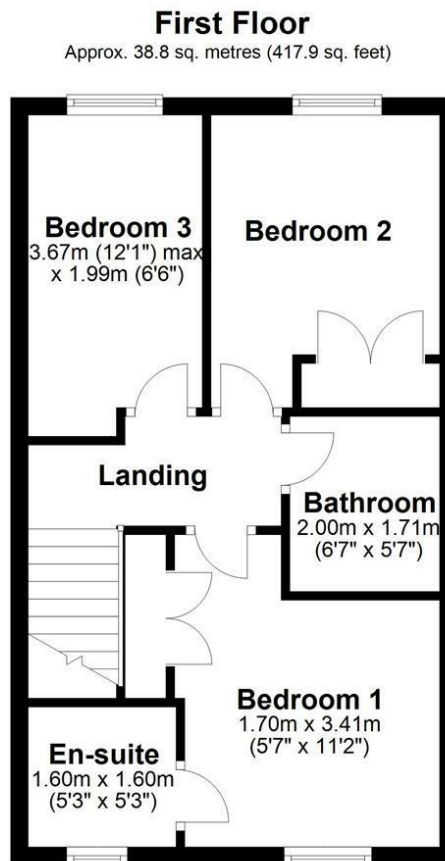
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

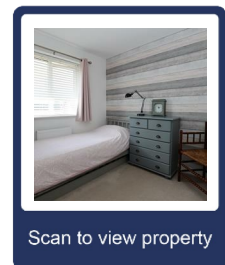


Total area: approx. 77.7 sq. metres (836.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		96
(81-91) B	84	
(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	



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