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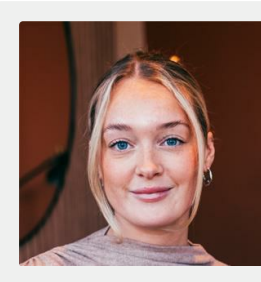
*Murlande Way*

RHOOSE



The standout feature of this home is the spacious open-plan kitchen, living and dining area, perfect for modern family life, along with the bright conservatory that adds extra living space. The wrap-around garden offers privacy, a sun-soaked decking area and even brief sea views. Set in the heart of quiet, friendly Rhoose Village, close to schools, shops and transport links, this is a well-located family home with generous bedrooms, off-road parking and a versatile garage/workshop.

Comments by Miss Georgia Farr



**Property Specialist**  
**Miss Georgia Farr**  
Sales Negotiator

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Murlande Way, Rhoose



Total Area: 1524 ft² ... 141.6 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner



# Murlande Way

Rhose, Barry, CF62 3HL

Guide Price

£385,000



4 Bedroom(s)



2 Bathroom(s)



1248.00 sq ft



Contact our  
*Knights Barry Branch*  
01446 700222

A beautifully presented family home on sought after Murlande Way in Rhose offering generous living space, four well proportioned bedrooms and an impressive wrap around garden.

This fantastic property features a stunning open plan kitchen living dining room, perfect for modern family life. A versatile second reception room, currently used as a dining room, adds flexibility, while a large conservatory provides even more bright and comfortable living space.

Upstairs, the master bedroom boasts a cleverly designed hidden en suite and built in wardrobes. Three further equally well sized bedrooms and a contemporary family bathroom complete the first floor.

Ideally located in the heart of homely and quiet Rhose Village, residents benefit from shops, schools, parks and public transport links all within walking distance, as well as excellent access to surrounding cities and towns. The address also falls within the catchment for highly regarded local schools.

Outside, the property enjoys an impressive wrap around garden with ample space for entertaining, featuring a sun soaked decking area and brief sea views. With no overlooking neighbours, the plot offers rare privacy.

The impressive garage offers access to the front via a main garage door, and benefits from full power and lighting. A further garage door to the rear provides convenient through access to the garden and the lean to workshop area, creating a dry and practical space to work, host or use for additional storage.

Additional benefits include off road parking and the versatile garage workshop setup.

A superb family home in a prime location, early viewing recommended.

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|                                                                             |                                                             |
|-----------------------------------------------------------------------------|-------------------------------------------------------------|
| HALLWAY 5'10" (1.78m)                                                       | EN-SUITE 7'09" / 5'10" x 7'03" (2.36m / 1.78m x 2.21m )     |
| KITCHEN 14'06" x 8'10" (4.42m x 2.69m )                                     | BEDROOM TWO 8'01" x 8'10" (2.46m x 2.69m )                  |
| FAMILY/LIVING ROOM 12'01" x 25'10" (3.68m x 7.87m)                          | BEDROOM THREE 8'05" x 8'03" (2.57m x 2.51m )                |
| DINING ROOM 14'02" x 8'04" / 7'10" (4.32m x 2.54m / 2.39m )                 | BEDROOM FOUR 7'06" x 8'11" / 9'10" (2.29m x 2.72m / 3.00m ) |
| UTILITY ROOM 6'02" / 8'01" x 10'11" (1.88m / 2.46m x 3.33m )                | BATHROOM 5'09" x 8'01" (1.75m x 2.46m )                     |
| CONSERVATORY 11'0" (3.35m )                                                 | GARAGE 8'04" (2.54m)                                        |
| CONSERVATORY TWO 16'03" x 7'02" (4.95m x 2.18m )                            | HALLWAY 2'10" / 3'0" (0.86m / 0.91m)                        |
| W/C 2'11" x 5'07" (0.89m x 1.70m )                                          |                                                             |
| BEDROOM ONE 12'0" x 9'07" (plus wardrobes) (3.66m x 2.92m (plus wardrobes)) |                                                             |





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 71                         |
| (55-68) D                                   | 58      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

