



**hrt**  
herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

53 Llanmead  
Gardens  
Rhoose, Barry, The Vale Of  
Glamorgan, CF62 3HX

# 53 Llanmead Gardens

Asking price **£424,950**

A beautifully presented, well balanced, four double bedroom family home, offering generous driveway parking and garaging to the front, an enclosed rear garden, all within easy access to local schools, shops and the amenities of Rhoose Village.

Beautifully presented, modern family home

Ground Floor - Hall, WC, Kitchen/diner, living room, orangery

First Floor - 4 double bedrooms, en-suite bathroom to bedroom 1 and family bathroom

Private driveway for 3-4 vehicles

Double garage

Enclosed, low maintenance, landscaped rear garden

Well connected to local amenities





Composite front door opens to the HALL with a practical storage cupboard, wooden style fitted floor and side window and a straight stair with carpet runner fitted rises to the first floor.

A WC has modern tiling to the lower walls with a vanity sink, WC and storage unit fitted with naturally light drawn in from a frosted side window.

The KITCHEN offers a range of sleek, handleless, wall and base units, wood effect countertops over. Appliances to remain include an oven, electric hob and extractor fan above, ceramic sink and provision for undercounter white goods to be fitted. A built-in breakfast bar with a triple pendant light over draws you into the dining space with a wide opening from the kitchen leading directly into the room.

The DINING ROOM has a continuation of the timber style flooring laid with a central light and a pair of large sliding doors linking directly into the rear garden.

Double doors open into the main sitting room with fitted carpet, central ceiling light and wall mounted lights with a window to the rear garden and glazed doors leading into the orangery.

The ORANGERY is a naturally bright room with multiple windows and Velux fitted, spotlights to ceiling, part tiled walls that enjoying views and access out to the rear garden. Currently used a part playroom and part home office this space is versatile in use.

First Floor LANDING has light drawn in from a window at the top of the stairwell with fitted wood effect flooring, attic access and an airing cupboard housing the combi boiler.

BEDROOM 1 is a dual aspect, generous double in size with wooden style flooring, windows to the side and rear with a run of gloss black wardrobes to remain.

Door to a tiled EN-SUITE BATHROOM comprising a four-piece suite of a vanity basin, WC, bath and separate rainfall shower enclosure.

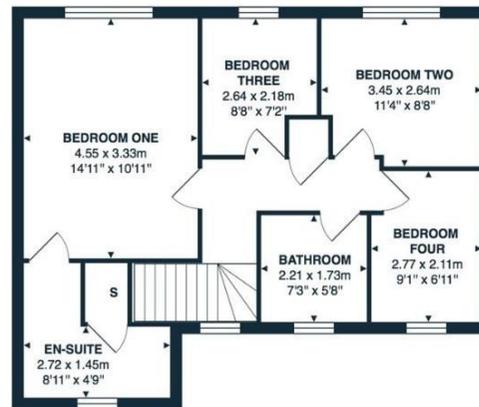
BEDROOM 2 and 3 are rear facing double bedrooms with fitted carpet, central ceiling light and overlook the garden.

BEDROOM 4 lies to the front of the property with fitted carpet and central ceiling light.

A fully tiled FAMILY BATHROOM comprises a panelled jacuzzi bath with hot and cold tap and linked shower attachment, vanity sink and WC with frosted window over.

To the front lies a sizeable private, predominantly tarmacadamed driveway that can accommodate 3 - 4 vehicles with ease. Access to the DOUBLE GARAGE and additional solid built store provided further storage and parking options.

To the rear lies an easy to maintain, fully enclosed garden with paved seating area with pergola over, raised decked sun terrace, octagonal wooden outbuilding/garden room with lighting and power.



All measurements are approximate and for display purposes only





### Directions

From Cowbridge travel East along the A48 signposted Cardiff, after passing through the Village of Bonvilston at the traffic lights turn right signposted Barry. Continue along this road to the roundabout in Barry taking the third exit signposted Rhoose, Llantwit Major and Cardiff International Airport. Take the first exit at the next two roundabouts following signs for Rhoose. At the next roundabout turn first exit onto Reader Way, proceed straight through the next 2 mini roundabout then left onto Llanmead Gardens and No.53 is the house to your right just before the 'T' junction as indicated by our 'For Sale' board.

What3Words: reservoir.reward.solo

### Tenure

Freehold

### Services

Mains water, gas, electric and drainage  
Council Tax Band F  
EPC Rating C

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of  
Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

