



110 Murlande Way, Rhoose

£240,000 Freehold

BEAUTIFULLY PRESENTED TWO BEDROOM HOME • CONCEALED DRIVE AND DETACHED GARAGE • LOVELY LIVING ROOM • STYLISH KITCHEN/DINING ROOM • IMMACULATE SHOWER ROOM AND WC • FRONT AND REAR GARDENS • CUL DE SAC LOCATION • EPC RATING OF C70 • REFURBISHED THROUGHOUT





BEAUTIFULLY REFURBISHED TWO BEDROOM HOME IN A QUIET CUL DE SAC LOCATION:

With a central hall leading to a spacious living room and separate kitchen/diner fitted with appliances and door to the rear garden. The first floor has two genuine double bedrooms and a refitted shower room/WC with airing cupboard.

Outside, there is a deep front garden which could become additional parking if required. The rear garden is enclosed incorporating the drive and garage which could easily become a games room etc subject to any planning consent being satisfied.

There are uPVC double glazed windows and gas central heating.

A great first purchase, investment property or downsize.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Hall

Accessed via uPVC door. Laminate flooring. Panelled doors lead to living room, kitchen/diner and handy under stairs storage cupboard.

Living Room

17' 7" x 12' 8" (5.36m x 3.85m)

With laminate flooring and front uPVC bay window. Recessed carpeted stairs to the first floor.

Kitchen Diner

12' 8" x 8' 8" (3.85m x 2.64m)

With a laminate flooring and space for table and chairs. The kitchen is well appointed with matching eye level and base units in high gloss white (soft closure). The units are complemented by white worktops with matching trim. Contemporary one and a half bowl sink unit. Integrated appliances include a 4 ring ceramic hob with double electric oven under and cooker hood over plus stylish splash back. Further recessed space and plumbing for washing machine with combi boiler above. Rear uPVC window and door leading onto the enclosed rear garden. Radiator, fuse box and coving.





Landing

Carpeted matching the stairs and with a side window. Matching panelled doors to the two double bedrooms and shower room WC. Loft hatch.

Bedroom One

10' 10" x 9' 1" (3.29m x 2.76m)

Carpeted double bedroom with front window and radiator. Recessed mirror fronted wardrobes with the depth excluded from dimensions provided.

Bedroom Two

12' 7" x 8' 9" (3.83m x 2.67m)

Carpeted double bedroom with rear window and radiator.

Shower Room WC

9' 5" x 4' 9" (2.87m x 1.46m)

Beautifully presented with a white suite comprising close coupled WC, wash basin with vanity drawers under and a larger than average fully tiled shower cubicle - thermostatic shower inset. Easy wipe vinyl flooring, chrome heated towel rail and mirror fronted cosmetics cabinet. Extractor, shaver point and handy storage cabinet.





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