



79-81 Fontygary Road

Rhose, Barry, CF62 3DT

Asking Price £1,200,000

HARRIS & BIRT



A truly spectacular detached residence situated in 0.66 acres of formal gardens with the property set behind attractive wrought iron double electric gates, leading onto a tarmac laid in and out driveway offering access to sizeable rear gardens mainly laid to lawn. Further benefits include far ranging sea views across the Bristol Channel towards Exmoor and Weston Super Mare to the rear, from either the garden, south facing rooms or the fantastic first floor terrace leading out from bedrooms 1 and 2. The accommodation, extremely high specification, briefly comprises; entrance porch, inner lobby, living room, drawing room, open plan L shaped kitchen/dining room leading through into sitting room, utility, WC, study and access to bedroom five situated to ground floor. Stairs lead up to four further double bedrooms, master en suite and dressing room, as well as further family bathroom to first floor, a wonderful outdoor balcony terrace spans the full width of the property to rear.

The property really is one of a kind and benefits from a Sigma 3 'Masterclass' fitted kitchen, bi folding doors to both kitchen/dining room and drawing room that lead out onto the rear garden and modern fitted high specification bathrooms. There are sizeable chimney breasts with two inset log burning stoves.

All of Rhoose village's excellent facilities are within walking distance including a wide range of shops, highly regarded primary school from where the children go to Cowbridge school, library, dentist, leisure and sporting facilities. Rhoose has a railway station on the Bridgend to Cardiff line which is ideal for commuting and getting into the Capital City. The local road network brings other major centres within comfortable commuting distance. Cardiff Wales airport is nearby.

- Fantastic Detached Property
- Five Bedrooms
- Uninterrupted Views Across the Bristol Channel towards Exmoor
- Cowbridge Comprehensive School Catchment Area
- EPC - D
- Set in 0.66 Acres of Gardens & Grounds
- Modern & High Specification
- Double Gated Entrance and Detached Garage
- Walking Distance to Village Facilities & Train Station

## Accommodation

### Ground Floor

#### Entrance Lobby 10'3 x 15'8 (3.12m x 4.78m)

Accessed via anthracite UPVC composite front door with inset opaque glazed vision panel to open entrance lobby. Further natural light via arrow slit window to side elevation. Fully skimmed walls and ceilings with inset LED spotlighting. Plenty of space for shoe and coat storage. Coir matted entrance with further access into fitted cream carpet. Modern fitted radiator opening through into reception hall.

#### Reception Hall 14'3 x 13'0 (4.34m x 3.96m)

An attractive space with fully skimmed walls, intricately coved and skimmed ceiling with LED spotlighting. Fitted cream carpet spanning through from entrance lobby with full turn staircase leading up to first floor landing. Modern fitted radiator housed to wall with good size under stair storage. Internal wooden glazed window looks through into sitting room. With further wooden fully glazed doors opening out into sitting room. Communicating doors to ground floor rooms.

#### Living Room

An impressive secondary reception space with UPVC double glazed bay window to side elevation, overlooking the pretty lawned gardens with further natural light via range of UPVC double glazed windows to front elevation. Hugely impressive 6ft x 8ft fireplace in a pointed stone finish, with oak lintel. Chesneys view log burning stove housed on a flagstone laid hearth with inglenook bread oven feature. Skimmed walls. Intricately coved and skimmed ceiling with LED spotlighting. Fitted cream carpet. Fitted modern radiator x2.

#### Drawing Room 18'4 x 22'10 (5.59m x 6.96m)

Principle reception space with five door run of UPVC fully glazed bi-folding doors that open out onto the rear patio laid terrace and enjoy those fantastic sea views. Formerly two rooms but now opened out into one impressive space. Fully skimmed walls. Intricately coved and skimmed ceilings with LED spotlighting. Range of UPVC double glazed windows to side elevation. Ornate fireplace with inset clear view log burning stove set on a slate laid hearth with stone surround. Inset red brick chimney breast. Fitted carpet. Fitted radiators.

#### Kitchen / Dining Room 15'0 x 28'5 (4.57m x 8.66m)

A hugely impressive heart of the home with plenty of natural light via a range of UPVC fully double glazed bi-folding doors. High specification masterclass kitchen by Sigma 3 Kitchens that comprises a two tone range of handleless matte and gloss finish with a matte graphite finish to the oversized island and an ivory stone high gloss finish to the wall and base units. With features including: Excellent size corner larder unit. American style fridge/freezer integrated behind matching decor panel. Integrated waste disposal system behind a matching decor panel. Integrated Neff dishwasher behind matching decor panel. Inset composite double sink and grooved drainer. Integrated chrome mid mixer tap with inset hot water tap integrated. Further range of fitted base units with inset eyeline Neff double oven. Combination Microwave and underset warming tray as well as built under glass fronted wine fridge. Oversized inset island with further range of fitted pan drawers and Elica four ring induction hob and inset extractor built within. Oversized, overhanging breakfast bar that seats six chairs all sat under a quartz work surface with further range of quartz worksurface and upstand as well as windowsill to kitchen. Further natural light via range of UPVC double glazed windows. Skimmed walls and ceilings. Inset LED spotlighting. Large form ceramic tiled flooring with inset modern fitted radiator housed to wall. Attractive drop down pendant lighting set over kitchen island. Kitchen/dining room open plan through into sitting room.

#### Sitting Room 15'1 x 9'9 (4.60m x 2.97m)

An attractive snug space with UPVC double glazed picture window enjoying those fantastic sea views and out across the rear garden beyond. Skimmed walls. Skimmed ceiling. LED spotlighting. Matching tiled flooring to kitchen/dining. Tiled skirting. Wooden glazed doors opening through into inner lobby.

#### Utility Room 39'4"22'11" x 26'2"3'3" (12'7 x 8'1)

Situated off the kitchen/dining room and with a further range of fitted wall and base units in the same two tone palette, set under and over a quartz worksurface with further features including: Up and over fridge/freezer behind matching decor panel. Inset 1.5 composite sink and drainer with chrome mixer tap. Inset grooved drainer. Matching upstand and windowsill to quartz worksurface with UPVC double glazed window to side elevation. Skimmed walls. Skimmed ceiling with inset LED spotlighting. Modern fitted radiator. Matching ceramic tiled flooring with matching upstand. Door opens through into WC/Cloaks

## WC/Cloaks

Two piece suite in white comprising low level dual flush hidden cistern WC, and wall hung wash hand basin with underset vanity unit in a matte black finish. Tiled splash back. Skimmed walls. Skimmed ceiling with LED spotlighting. Ceramic tiled flooring with ceramic tiled skirting. UPVC double glazed opaque composite window to rear elevation.

#### Study 13'10 x 8'10 (4.22m x 2.69m)

Accessed via an archway through from utility room to a good size study space with separate pedestrian access via UPVC fully glazed door from driveway. With a range of fitted wall and base units in the same two tone palette as the kitchen/diner and utility as well as a quartz fitted worksurface, matching upstand and windowsill. Built in shoe and cloak storage with inset LED pelmet lighting. Skimmed walls. Coved and skimmed ceiling. LED spotlighting. Access to loft via hatch. Fitted double radiator. Ceramic tiled flooring. This part of the home offers a unique ability to be sectioned off as a guest annex if needed by any potential purchaser

#### Bedroom Five 19'10 x 20'3 (6.05m x 6.17m)

Excellent sized double bedroom situated off the study space to the ground floor. With range of UPVC double glazed windows to side elevation overlooking front courtyard as well as UPVC opaque fully glazed pedestrian door onto rear. Fully skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet. Fitted radiator. Built in run of wardrobes. Access to loft via hatch.

### First Floor

#### Landing 9'8 x 6'5 (2.95m x 1.96m)

Accessed via full turn carpeted staircase from entrance lobby to open landing. Skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Loft hatch. Fitted carpet. Fitted radiator. Communicating doors to all first floor rooms.

#### Master Suite Bedroom One 21'1 x 13'5 (6.43m x 4.09m)

An excellent sized double bedroom with UPVC double glazed patio doors enjoying those fantastic sea views and opening out onto a rear balconied terrace. Skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Fitted carpet. Fitted radiator. Open plan through into dressing room.

#### Master Suite Dressing Room 10'10 x 9'1 (3.30m x 2.77m)

An attractive space currently in use as a dressing room with a full width run of floor to ceiling wardrobes behind white shaker style doors. There is further space for another full width run of wardrobes should a purchaser wish. Skimmed walls. Coved and skimmed ceiling with LED fitted spotlighting. Fitted carpet. Fitted radiator. UPVC double glazed window to front elevation.

#### Master Suite Bathroom One 7'1 x 9'1 (2.16m x 2.77m)

High specification three piece suite comprising full length tile paneled bath with inset chrome mid mixer tap and sleek chrome showerhead fitment. Low level dual flush hidden cistern WC. Mounted white ceramic wash hand basin with chrome mixer tap set atop a wall hung vanity unit in a white high gloss finish. Travertine effect tiled walls and floor. Skimmed ceiling and LED spotlighting. Oversized chrome heated towel rail.

#### Bedroom Two 14'8 x 12'10 (4.47m x 3.91m)

Another excellent sized double bedroom with UPVC fully glazed patio doors opening out onto the rear balcony terrace. Skimmed walls. Coved and skimmed ceilings with LED spotlighting. Fitted carpet. Fitted radiator.

#### Bedroom Three 17'2 x 11'10 (5.23m x 3.61m)

Another good size double bedroom with UPVC double glazed bay window to side elevation with attractive window seat spanning the full width of the room and inset storage. Skimmed walls. Coved and skimmed ceiling. LED spotlighting. Fitted carpet. Fitted radiator. Built in six door run of fitted wardrobes.

#### Bedroom Four 10'8 x 9'7 (3.25m x 2.92m)

Another good size double bedroom currently in use as guest suite. With UPVC double glazed picture window enjoying those fantastic sea views towards the Exmoor coastline. Skimmed walls. Coved and skimmed ceiling with LED spotlighting. Fitted carpet. Fitted radiator. Built in storage cupboard.

#### Bathroom Two 9'6 x 9'1 (2.90m x 2.77m)

Three piece suite in white comprising oversized walk in shower cubicle with ceiling hung rainfall shower head and chrome shower fitment, low level hidden cistern WC and wall hung wash hand basin with underset vanity unit. Separate wall hung vanity unit. Travertine tiled walls and floors. LED touch screen mirror housed to wall. LED spotlights. Chrome wall mounted heated towel rail.

## Balcony Terrace

Chrome handrail with glass balustrade to all aspects, enjoying wonderful seas views and a real South facing sun trap. Composite laid decked flooring, spanning full width of property.

### Outside

#### Gardens and Grounds

The property is accessed via wrought iron electric double gates to a good sized forecourt with tarmacadam laid driveway with parking for numerous cars. Attractive copper beech provides some softness to the front of the building with easy doorway access. Mainly laid to lawn with a high level mature hedgerow, behind a pointed stone raised bed and border. Picket fencing and pedestrian gate offers access to rear garden. Set in circa 0.66 acres and sitting comfortably within its pasture. Attractive patio laid terrace with lawned parcel. Mature beds and borders with steps leading down to an excellent sized lawned parcel to the bottom tier. Hot tub housed on patio terrace sunken from the main terrace. The rear garden enjoys truly fantastic views across the Exmoor coastline over the Bristol Channel that are uninterrupted. The property is made private by close boarded fencing and high level hedgerows. Once you are behind the gates of Rhodesia you really do feel like you're in your own little world.

#### Detached Outbuilding

Single skin block built detached outbuilding. Currently housing good sized storage space set behind UPVC half glazed door. Providing power and light. With storage into eaves. UPVC double door gives access into another good sized storage room. UPVC double glazed window to front elevation. To the third room is a built in gym with UPVC double glazed window to side elevation and UPVC half glazed pedestrian door. Excellent conversion potential, subject to the necessary permissions, but also is a great ancillary building for storage etc.

#### Detached Garage 12'7 19'0 (3.84m 5.79m)

Up and over electric door to a good sized garage, great for storage with UPVC double glazed pedestrian side door. Both power and light situated just off the double gates.

### Services

The property is serviced by mains gas, electric, water and drainage.

### Directions

Travelling from our office in Cowbridge. Travel out of Cowbridge towards Cardiff down the A48 until you reach the Sycamore Cross junction. Take a right onto the newly built five mile lane towards Barry. At the Weycock Cross roundabout take a right and follow this road towards the airport. When you reach the village of Rhoose, continue through the village past the shops on your left and Rhodesia is number 79 to 81 on the left hand side. If you reach the local Tesco you have gone too far. The gates will be open, feel free to park on the drive for viewings, if they are not please press the buzzer.





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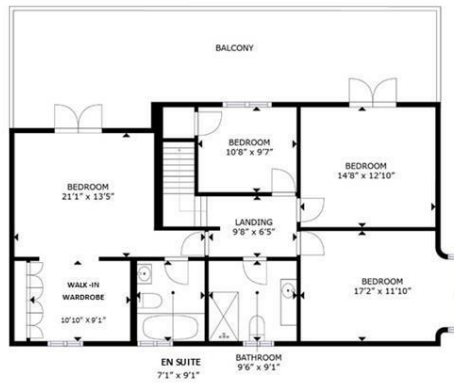
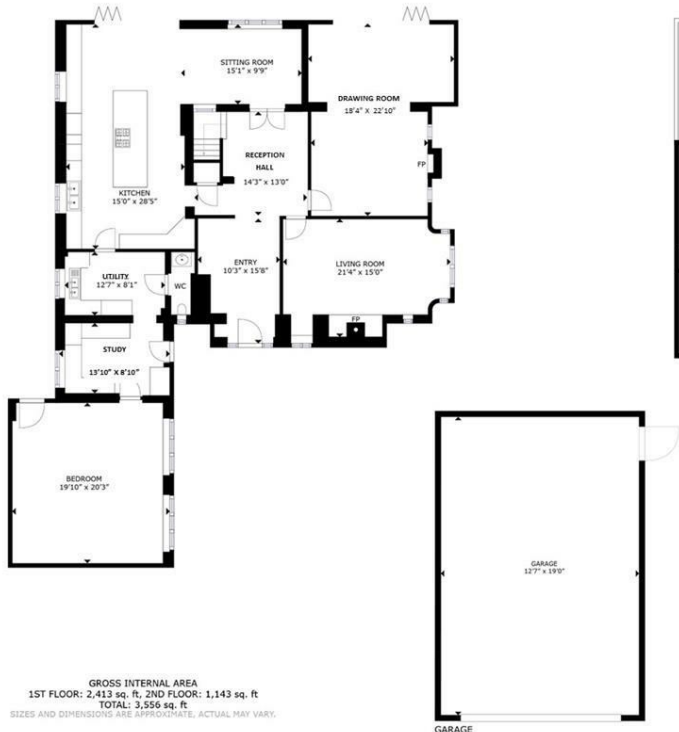
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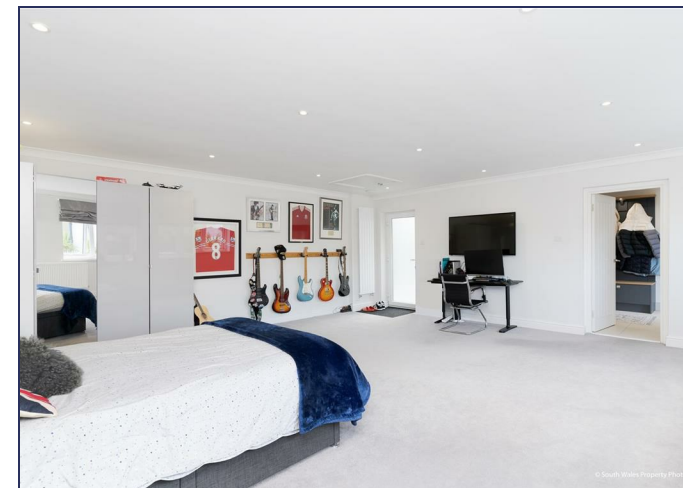






GROSS INTERNAL AREA  
 1ST FLOOR: 2,413 sq. ft. 2ND FLOOR: 1,143 sq. ft.  
 TOTAL: 3,556 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GARAGE  
 GROSS INTERNAL AREA  
 12'7" x 19'0"



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	70
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

