



108 Fonmon Park Road

Rhose, CF62 3BF

Guide Price £290,000

HARRIS & BIRT



A detached and spacious three bedroom detached property situated in the ever popular village of Rhoose. The property offers an entrance hallway, living room, kitchen, dining room, cloakroom to the ground floor. Stairs lead up to the first floor which offers master bedroom, two further double bedrooms and a family bathroom. Off road parking, detached garage and private garden to rear with a summerhouse.

Rhoose with the village centre is just a short level walk away with excellent facilities including a range of shops including Tesco Express, local junior school, post office, two village pubs, library, medical centre etc. Rhoose has a railway station on the coastal line between Bridgend and Cardiff. Immediately to the south is the heritage coastline and the village enjoys views over the Bristol Channel to the South, with the Exmoor coastline in view.

GUIDE PRICE £290,000 TO £300,000

Accommodation

Ground Floor

Entrance Porch

The property is entered via a storm porch leading to uPVC front door.

Hallway

Laminate flooring. Fitted radiator. Skimmed walls. Coved and textured ceiling. Pendant ceiling light. Double doors open through into living room. Further doors open into kitchen and WC.

Cloakroom 5'8 x 3'3 (1.73m x 0.99m)

Two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin with hot and cold taps. Laminate flooring. Part tiled walls. Further skimmed walls. Textured ceiling. Pendant ceiling light.

Living Room 12'6 x 17'6 (3.81m x 5.33m)

uPVC windows to front with fitted shutters. Wood burning stove set on a slate hearth with exposed chimney. Laminate flooring. Fitted radiator. Skimmed walls. Textured ceiling. Pendant ceiling light. Obscure glazed door leads through into dining room.

Dining Room 7'11 x 15'0 (2.41m x 4.57m)

Laminate flooring. Skimmed walls. Texture ceiling. Pendant ceiling light. Fitted radiator. uPVC French double doors leading out to rear terrace. Understairs storage cupboard. Opening through into kitchen.

Kitchen 7'6 x 11'8 (2.29m x 3.56m)

Fitted Wickes kitchen with features to include range of wall and base units set under and over wood worksurfaces. Belfast sink bowl with swan neck mixer tap. Freestanding double oven cooker with six ring gas hob and extractor over. Space for American style fridge/ freezer. Space for washing machine. Ceramic tiled flooring. Tiled splashback. Further skimmed walls and ceiling. Ceiling spotlights. Concealed boiler refitted in 2018. uPVC window to rear. Further uPVC pedestrian door leading out to side.

First Floor

Landing

Straight run of carpeted stairs lead up to first floor landing. Feature papered wall. Further skimmed walls. Texture ceiling. Pendant ceiling light. Access to loft via hatch. Doors to all first floor rooms.

Master Bedroom 15'10 x 11'10 (4.83m x 3.61m)

Good sized double bedroom. Two uPVC double glazed windows overlooking the rear garden. Laminate flooring. Fitted radiator Skimmed walls. Texture ceiling. Pendant ceiling light. Range of built in bedroom furniture.

Bedroom Two 9'0 x 14'7 (2.74m x 4.45m)

Another good sized double bedroom. uPVC window to front. Carpet flooring. Skimmed walls. Texture ceiling. Pendant ceiling light. Fitted radiator.

Bedroom Three 8'8 x 14'7 (2.64m x 4.45m)

Another double bedroom. uPVC window to front. Carpet flooring. Skimmed walls. Texture ceiling. Pendant ceiling light. Fitted radiator.

Family Bathroom 5'6 x 8'2 (1.68m x 2.49m)

Three piece suite in white comprising panelled bath with electric shower, hot and cold mixer taps and glass shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Tiled walls. Skimmed ceiling with inset spotlighting. Chrome heated towel rail. Obscure glazed window to side.

Outside

A low maintenance area to the front mainly laid to brick pavior for parking. Area laid to stone chippings. Double wheeled gates lead to a further drive area and the detached garage. Boundary hedging. Sun patio extends to the enclosed side area. The remainder is laid to lawn with separate raised patio. A recessed summerhouse to remain(7 ft 10 x 7 ft 8). Parking to the front and to a secure side driveway leading to detached garage. Brick built garage with power and lighting provided. Accessed via wooden double doors. Asbestos corrugated roof.

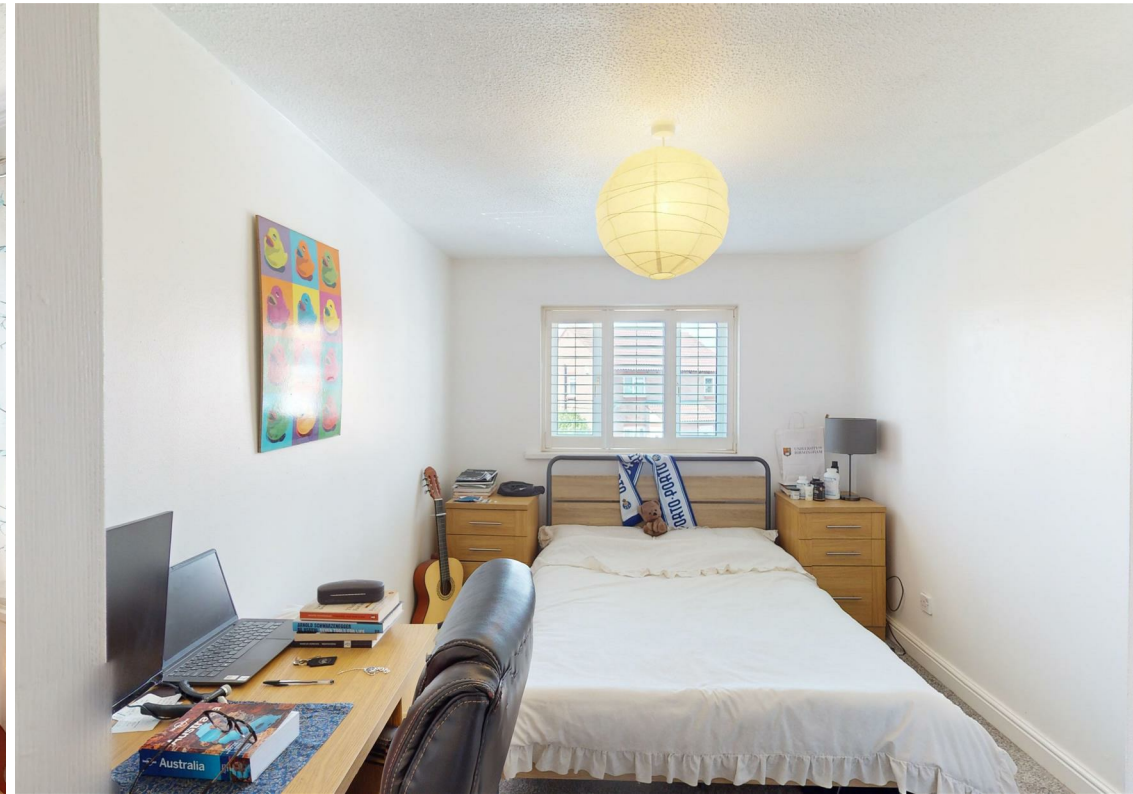
Services

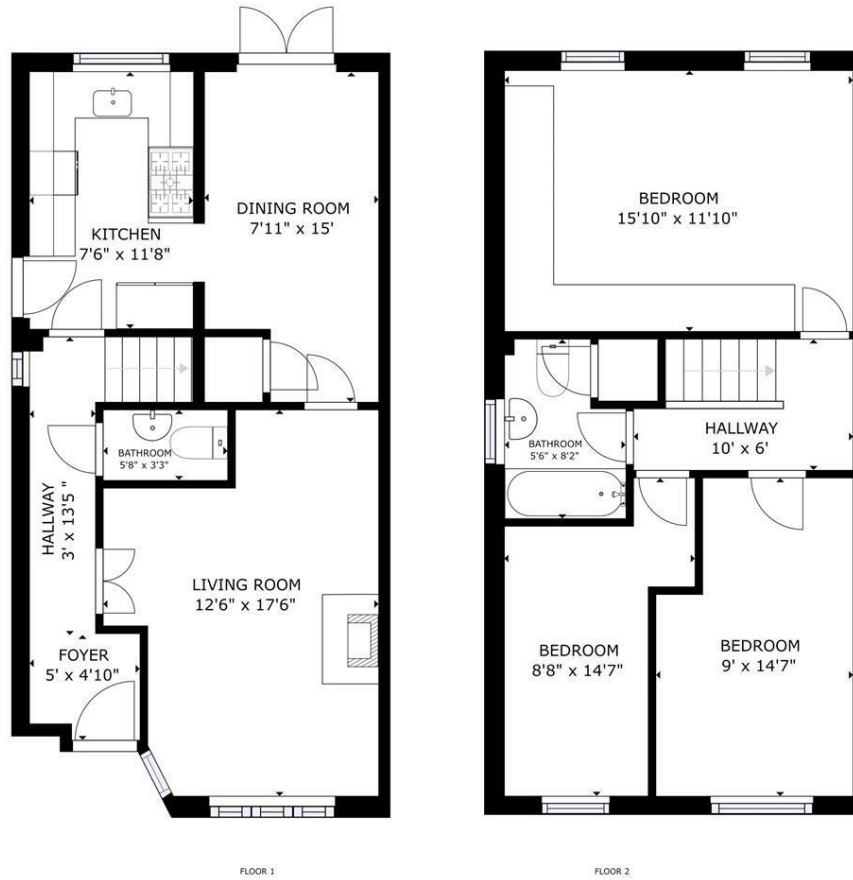
The property is served by mains gas, electricity, water and drainage.

Directions

WHAT3WORDS- ///tightest.best.jogging







FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 503 sq ft, FLOOR 2: 521 sq ft
TOTAL: 1024 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

