



## The Farm House 142 Fontygary Road

Rhose, CF62 3DU

£1,670 Per Calendar Month

HARRIS & BIRT



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A traditional farm house renovated and improved by the current owner to the very highest of professional standards. The accommodation comprises; entrance hallway , lounge with log burner and beamed ceiling, separate study/sitting room, open plan kitchen/dining room, shower room and bedroom to ground floor. Two further bedrooms to the first floor.

The property is set back from the road and benefits from uninterrupted views across parkland towards the sea. 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

Rent £1670. Deposit £1770. EPC Rating D and Council Tax Band E. Available from 19th May 2025



## **Accommodation**

### **Lounge 15'9x10'11 (4.80mx3.33m)**

Log burner set in feature brick fireplace. Beamed ceilings. Carpeted flooring. Radiator. Wall lights and pendant light. Window to front with roller blind.

### **Sitting Room/Study 13'3x6'8 (4.04mx2.03m)**

Fitted carpet. Skimmed walls. Exposed beam ceiling. Radiator. Wall lights. Flush fitting ceiling light. Window to front with roller blind. Stairs to first floor. Two steps up to -

### **Bedroom 3 14x10'11 (4.27mx3.33m)**

Fitted carpet. Skimmed walls and ceiling. Wall lights. Pendant light fittings. Radiator. Window to front with curtains and curtain pole. Patio doors leading to rear garden

### **Kitchen/Diner 16'4x12'1 (4.98mx3.68m)**

Good sized kitchen diner with tiled floor. Skimmed walls and ceiling. Wall lights and pendant ceiling lights. Windows to side and rear with roller blinds. Stable door to side leading to rear garden. Fitted with a range of matching wall and base units in a duck egg blue colour with complementary worktop. Belfast sink with chrome mixer tap. Integral dishwasher, and washing machine. Free standing American style fridge freezer with water dispenser. Range style cooker with 5 ring gas burners and electric oven. Door to a rear lobby with tiled floor and coat hooks.

### **Shower Room/WC 6'6x6'5 plus recessed area (1.98mx1.96m plus recessed area)**

Fully tiled shower room with suite in white comprising low level flush wc, pedestal wash hand basin and larger than average shower enclosure.

Radiator. Opaque window to rear. Flush fitting ceiling light. Wall mounted mirror. Tumble dryer.

### **Bedroom 1 12'11x14'10 (3.94mx4.52m)**

Fitted carpet. Skimmed walls. Feature brickwork fireplace. Exposed beam ceiling. Window to front with roller blind. Radiator. Scone style wall lights and ceiling spotlights plus pendant light fitting

### **Bedroom 2 8x13'1 into recess (2.44mx3.99m into recess)**

Fitted carpet. Exposed beam ceiling. Skimmed walls and ceiling. Window to front with roller blind. Radiator. Ceiling spotlights plus pendant light fitting. Fitted wardrobe with cupboard above

## **Exterior**

Enclosed paved court yard to the front of the property. Boundary brick wall with mature shrubs and trees. Side gate leading to side and rear of the property. Raised flower beds with mature trees and shrubs, including apple tree and bay trees. Outside key safe and electric and gas meters. Outside tap.

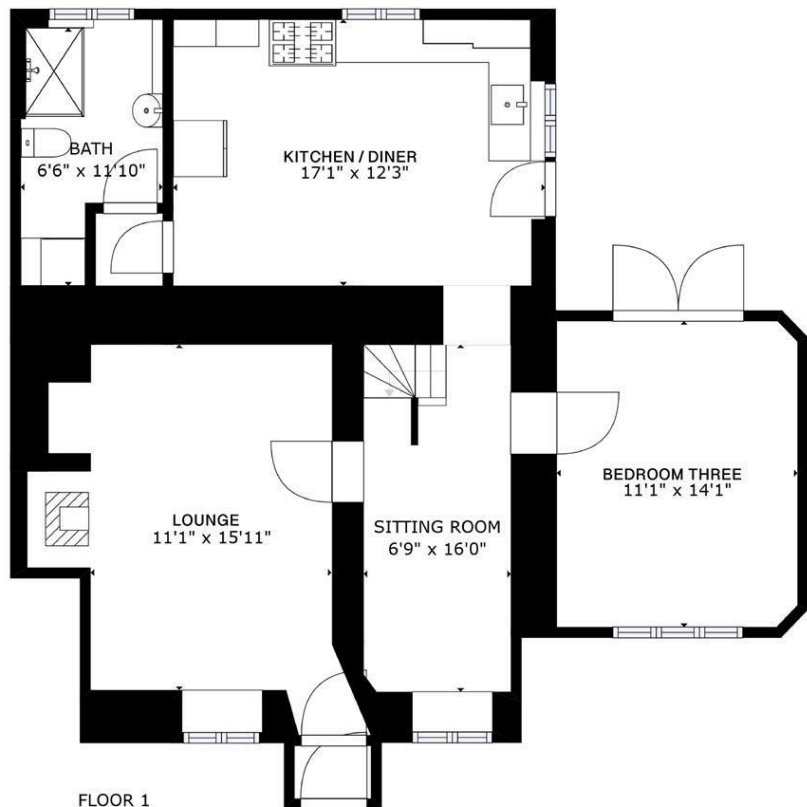












GROSS INTERNAL AREA  
FLOOR 1: 900 sq. ft, FLOOR 2: 343 sq. ft  
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 55 sq. ft  
TOTAL: 1243 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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

