

02920 204 555

Homes House, Suite 9 & 10
253 Cowbridge Road West,
Cardiff, CF5 5TD
email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Fontygary Road
Rhoose, Vale of Glamorgan
CF62 3DR

Guide Price £289,950 - £299,950
Freehold

Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DR

Overview

- DETACHED CORNER PLOT
- PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN
- CLOSE TO QUALITY INDEPENDENT SHOPS
- CONVERTED GARAGE
- STYLISH KITCHEN
- LARGE UTILITY
- DOWNSTAIRS WC
- SPACIOUS FAMILY BATHROOM
- FREEHOLD



SPACIOUS 4-BED DETACHED FAMILY HOME ON A CORNER PLOT - MOVE STRAIGHT INTO THIS VERY WELL PRESENTED PROPERTY - SPACIOUS LIVING ROOM - MODERN KITCHEN - LARGE UTILITY - GARAGE CONVERSION PROVIDING 4th BEDROOM OR 3rd RECEPTION - DOWNSTAIRS WC - BRICK-PAVED DRIVEWAY TO FRONT - NORTH-WEST FACING REAR GARDEN – FREEHOLD

MR HOMES Offer FOR SALE this 4-Bedroom Detached Family Home comprising in brief; Entrance Hallway, Downstairs WC; Living Room; Dining Room; 4th Bedroom/3rd Reception Room (converted garage); Kitchen; Staircase rising to 1st Floor Landing; Bedrooms 1, 2 & 3 and the Family Bathroom. The property is approached via Block-Paved Driveway to Front with Side Access to North-West Facing Enclosed Rear Garden and Two Raised Areas with Stone Chippings and Edging Stones. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating: D
Council Tax Band: F

Viewings Strictly by Appointment ONLY
CALL: 02920 204 555
ONLINE: WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO LTD



Entrance Hall

5' 11" x 6' 11" (1.80m x 2.11m)

Accessed via uPVC Front Door with Obscured DG Panel and Panels to either side; Tiled Flooring; Double Radiator; access to Downstairs WC, Living Room and Kitchen; staircase rising to First Floor

Downstairs WC

6' 11" x 3' 11" (2.11m x 1.19m)

Tiled Flooring; Single Radiator ; Sink with separate hot and cold taps sunken into large vanity unit; WC; uPVC Obscured DG Window to Front

Living Room

13' 1" x 15' 10" (3.98m x 4.82m)

Laminate Wood Flooring; Double Radiator; Log Burner; uPVC DG Window to Front; Double Timber Doors with Glazed Panels leads to Dining Room

Dining Room

13' 1" x 9' 9" (3.98m x 2.97m)

Laminate Wood Flooring; Double Radiator; uPVC French Doors leading into Rear Garden; access to Kitchen

Kitchen

10' 5" x 12' 6" (3.17m x 3.81m)

Tiled Flooring; matching base and wall units; sink with stainless steel mixer tap; Kenwood Range with 5 gas burners and double oven; space for American-style double door fridge/freezer; leading through to Utility Room

Utility Room

6' 9" x 9' 0" (2.06m x 2.74m)

Tiled Flooring; Single Radiator; space and plumbing for Washing Machine and Tumble Dryer; access to Rear Garden via uPVC Obscured DG Back Door; uPVC DG Window to Rear; access to Downstairs Bedroom

Bedroom 4 / Reception 3

18' 0" x 8' 9" (5.48m x 2.66m)

Carpeted; single Radiator; access hatch to loft; access to gas meter; uPVC DG Window to Front

First Floor Landing

2' 8" x 9' 1" (0.81m x 2.77m)

Carpeted; Access to Bedrooms 1, 2 & 3 and Family Bathroom as well as Storage Cupboard and Loft Hatch

Bedroom 1

13' 2" x 13' 2" (4.01m x 4.01m)

Carpeted; Radiator; uPVC DG Window to Front

Bedroom 2

13' 2" x 12' 7" (4.01m x 3.83m)

Carpeted; Single Radiator; uPVC DG Window to Rear

Bedroom 3

10' 2" x 9' 6" (3.10m x 2.89m)

Carpeted; Single Radiator; uPVC DG Window to Rear

Family Bathroom

10' 3" x 7' 1" (3.12m x 2.16m)

Vinyl Flooring; Radiator; matching white suite comprising panelled bath with stainless steel mixer tap; pedestal hand wash basin with stainless steel mixer tap; low level WC; quadrant shower cubicle with mains powered shower fittings in stainless steel; mirror inset above sink; uPVC DG Window to Front

Rear Garden

North West Facing Garden. Laid Lawn and Decking



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1391.73 ft²
129.3 m²

Reduced headroom

25.18 ft²
2.34 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

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