





69 Fontygary Road

Rhoose, Barry

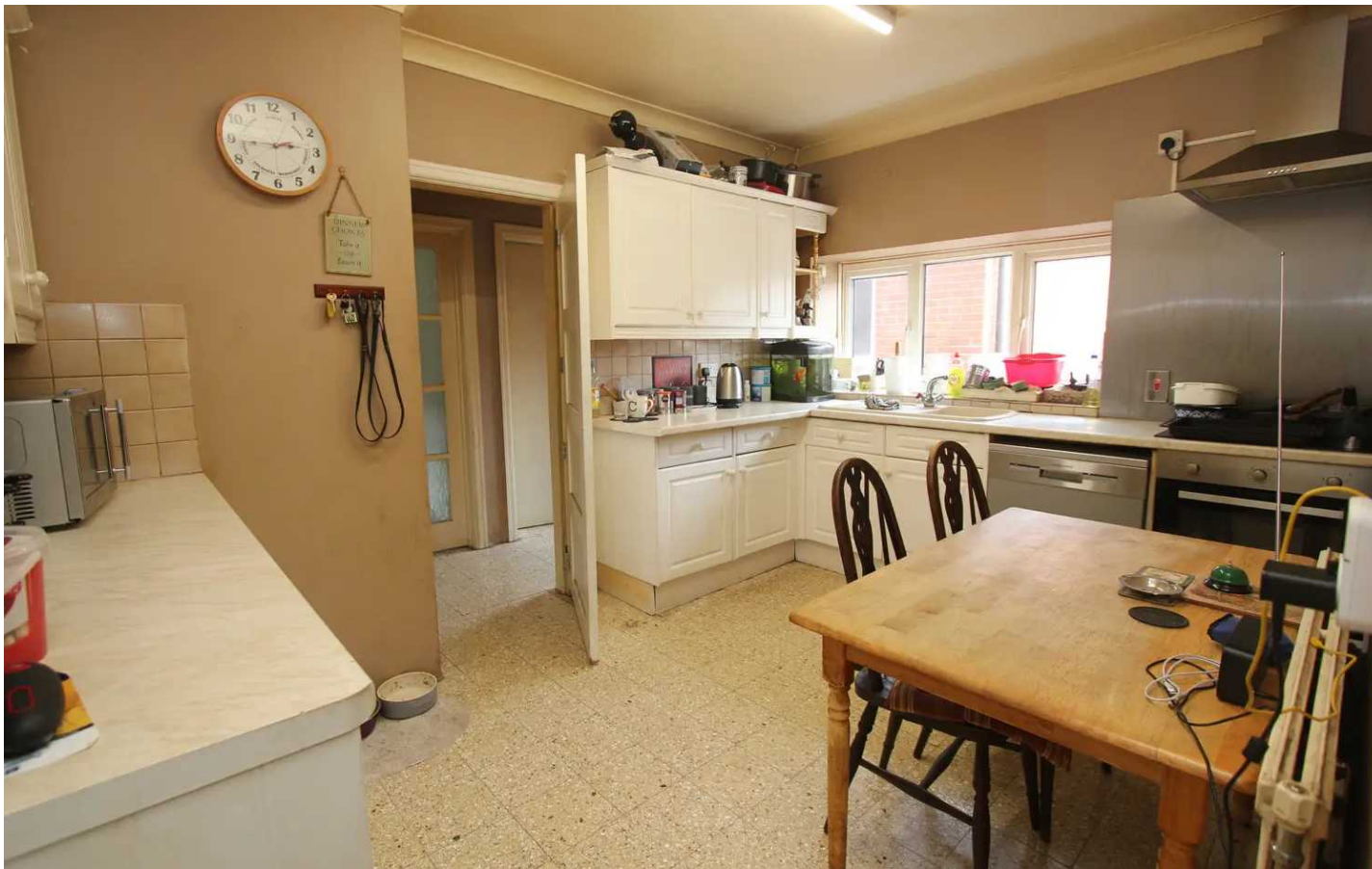
Set within the desirable location of Rhoose, this impressive 5 bedroom period semi presents an exceptional opportunity for those seeking a project with vast potential. Boasting a highly generous internal layout, there is superb scope to create a stunning family home - and with great sea views.

Council Tax band: G

Tenure: Freehold

- OFFERING SUPERB POTENTIAL
- 265 FOOT/80 METRE SOUTH FACING REAR GARDEN
- VERY SPACIOUS INTERNAL ACCOMMODATION
- 4 RECEPTIONS AND 5 BEDROOMS
- KITCHEN, UTILITY, 2 BATHROOMS AND BOILER ROOM
- DETACHED DOUBLE GARAGE PLUS DRIVEWAY PARKING
- EPC RATING - TBC
- NEEDING TOTAL REFURBISHMENT INTERNALLY





Entrance Hall

Accessed via uPVC door with opaque glazing. Carpeted and with matching panelled doors giving access to the four reception rooms plus under stair storage cupboard. A carpeted stair case with a period style spindle balustrade, hand rail and newel post leads to the first floor. Original coving. Radiator. Further side door with patterned frosted glazing leads to the side lean to porch which in turn has a glazed door giving access to the side and rear garden.

Reception One

13' 10" x 12' 0" (4.22m x 3.66m)

A spacious carpeted reception room with front uPVC windows and patio door. Original coving and picture rail. Radiator.

Reception Two

15' 10" x 11' 10" (4.83m x 3.61m)

A carpeted reception room with uPVC French doors giving access to the rear garden and also offering some Channel views. Original coving and picture rail plus radiator.

Reception Three

20' 0" x 13' 8" (6.10m x 4.17m)

A very large carpeted reception room which has uPVC rear bay windows enjoying a fabulous aspect towards the Bristol Channel. The focal point is that of a period fire place which is tiled with ornate style surround. Wood burning stove and open fireplace inset. Original coving and radiator.

Reception Four

12' 9" x 11' 7" (3.89m x 3.53m)

Another carpeted reception room with two sets of side uPVC sash style windows. Radiator. Coved ceiling. Open fireplace with cast iron grate and tiled surround and hearth. Panelled door to kitchen.





Kitchen

12' 10" x 8' 0" (3.91m x 2.44m)

Comprising a range of eye level and base units and these are complemented by modern work tops which have a polycarbonate sink unit inset. Space for table and chairs. Integrated 4 ring ceramic hob with electric oven under and cooker hood over. Free standing space for dish washer. Radiator. Smooth coved ceiling with strip light. Side uPVC window. Panelled door through to the rear lobby. Tiled floor.

Rear Lobby

A tiled flooring matching the kitchen and with opaque uPVC door to the side. Further doors - 1 glazed - leading to the ground floor shower room, pantry store cupboard and a utility room.

Pantry

4' 11" x 3' 10" (1.50m x 1.17m)

With a tiled flooring, good shelf storage and side uPVC side window.

Utility

7' 9" x 6' 3" (2.36m x 1.91m)

With a tile flooring, side uPVC window this is an ideal place for appliances etc. High level fuse box and meter. Final door to the boiler room.

Boiler Room

13' 5" x 7' 9" (4.09m x 2.36m)

A handy general storage room which houses the floor mounted boiler which fires the gas central heating. Opaque uPVC front window and door plus additional single glazed wooden framed side window.

Shower Room / WC

5' 10" x 5' 2" (1.78m x 1.57m)

Comprising a white close coupled WC and turquoise wash basin and shower tray. Tiled flooring, splash backs and sill plus opaque uPVC side window. Radiator.





Landing

Carpeted and arranged over various split levels. uPVC front window, large loft hatch and matching panelled doors which give access to the 5 bedrooms and large airing cupboard. Original coved ceiling. Side uPVC window.

Walk in Airing Cupboard

7' 4" x 5' 10" (2.24m x 1.78m)

With exposed floor boards, a side single glazed wooden frame window. This room generally contains the hot water cylinder and header water storage tank. Ideal as a laundry style room but with great potential, following refurbishment for a sixth bedroom / home office.

Bedroom One

13' 1" x 11' 11" (3.99m x 3.63m)

A spacious carpeted double bedroom with front uPVC window and recessed double wardrobe.

Bedroom Two

15' 0" x 12' 0" (4.57m x 3.66m)

A large carpeted double bedroom with radiator, recessed double wardrobe plus rear uPVC window enjoying a stunning aspect over the garden and towards the Bristol Channel.

Bedroom Three

19' 2" x 13' 8" (5.84m x 4.17m)

Another very large carpeted double bedroom with radiator, original coving and rear uPVC windows enjoying views across the garden and towards the Bristol Channel.

Bedroom Four

11' 7" x 10' 2" (3.53m x 3.10m)

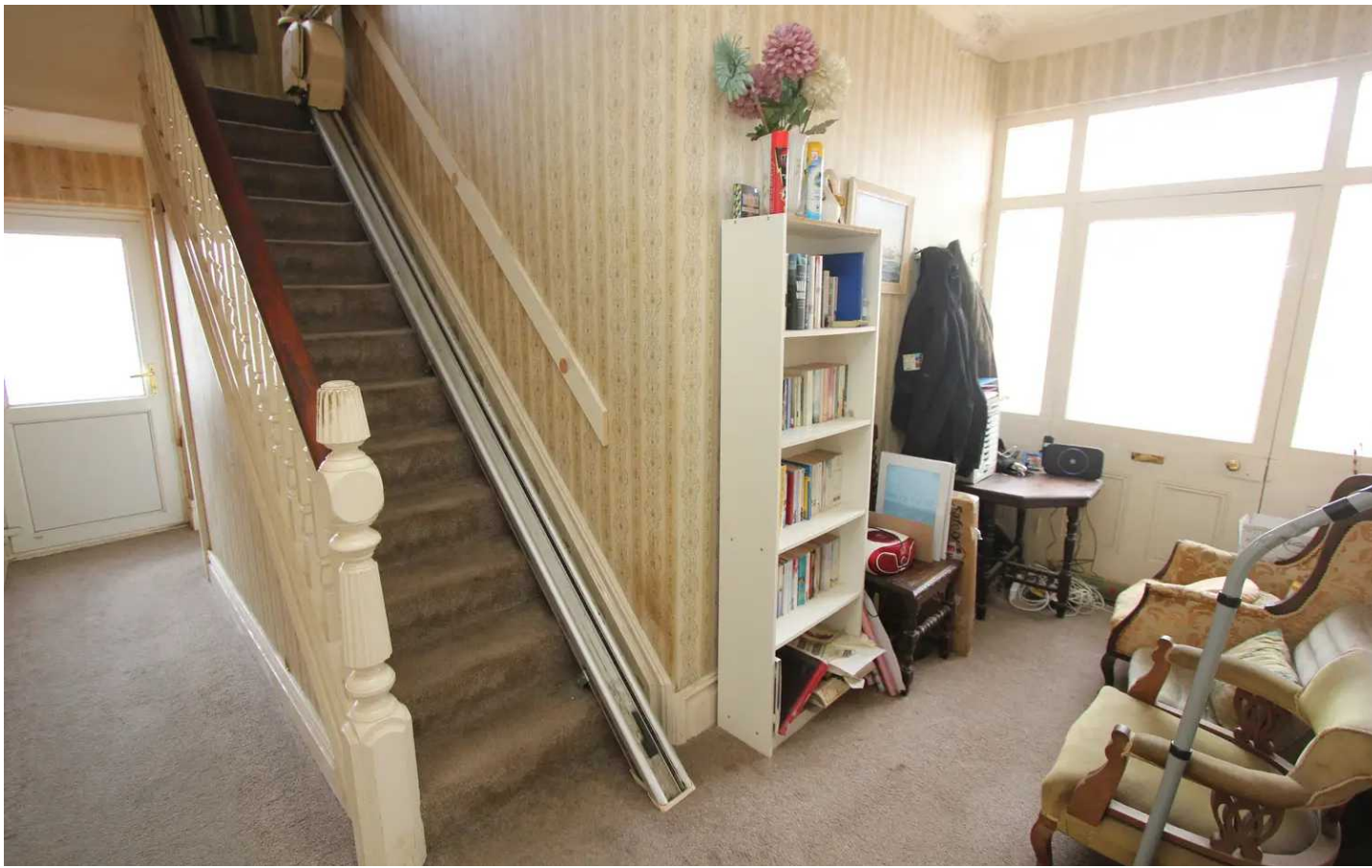
A carpeted double bedroom with two uPVC tile and turn side windows. Radiator.

Bedroom Five

9' 3" x 9' 1" (2.82m x 2.77m)

A carpeted bedroom with some recessed shelving and side uPVC window.





Bathroom

9' 7" x 9' 4" (2.92m x 2.84m)

Carpeted bathroom which comprises a sink unit plus easy access style walk in bath with electric shower over. Opaque uPVC front window. Fully ceramic tiled walls and splash backs. Loft hatch. Radiator.

WC

5' 8" x 3' 4" (1.73m x 1.02m)

Carpeted with opaque uPVC rear window with low level WC.





FRONT GARDEN

Laid mainly to concrete and great for off road parking. This leads to the double garage and gated access to the side and then extensive rear garden.

REAR GARDEN

264' 12" x 54' 12" (80.77m x 16.76m)

A huge SOUTH FACING rear garden which offers so much potential. It is primarily laid to lawn and has fenced and hedged boundaries. To the side of the property there is a concrete area ideal for general storage or for children to cycle around on etc. Pedestrian access leads to the double garage.

GARAGE

Double Garage

A detached double garage that has power and lighting, great rafter storage and NO central pillar which often restricts access for certain vehicles. There are uPVC windows and door leading to the side/rear garden. Measurements are 17' 7" x 17' 4"

ON DRIVE

6 Parking Spaces

A concrete area for off road parking/driveway space.



69 Fontygary Road

Approximate Gross Internal Area
2476 sq ft - 230 sq m



Shower Room/WC
5'10 x 5'2
1.78 x 1.57m

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900 • rhouse@chris-davies.co.uk • www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate.