





18 Fonmon Road

Rhoose, Barry

Occupying an exceptional plot, this stunning 3-bed bungalow features en-suite, spacious living room, kitchen/dining room, utility, office/games room. Gas central heating, UPVC double glazing, driveway, extensive gardens with sun deck, patio, lawn, and storage shed. Opportunity to extend.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IMMACULATE DETACHED BUNGALOW
- EXCEPTIONAL PLOT AND GREAT PARKING
- 3 BEDROOMS; EN-SUITE; LIVING ROOM
- KITCHEN/ DINING ROOM & BATHROOM/ WC
- REAR OFFICE/GAMES ROOM STYLE BUILDING WITH WC
- GCH; UPVC; POTENTIAL TO EXTEND
- UTILITY ROOM AND EXCELLENT STORAGE
- EPC RATING D67





Entrance Porch

Accessed via a composite front door. Sliding doors access handy cloaks storage cupboards. A moulded door leads to the utility room whilst a multi paned door leads to the hall. Ceramic tiled flooring and coat storage hooks.

Entrance Hallway

L shaped and with an oak style laminate flooring. Replacement moulded doors lead into the living room, kitchen/ dining room, three bedrooms and the family bathroom. Two radiators (one behind a period cover) and coved ceiling. Further handy storage cupboard ideal for coats/ shoes etc. Loft hatch accessing a very large mostly boarded and insulated loft which has a side window.

Utility Room

A handy area off the porch with storage cupboards space for appliances and uPVC door to the rear garden.

Storage cupboard

A handy storage cupboard with shelving which has a ceramic tiled floor.

Living Room

14' 7" x 13' 3" (4.45m x 4.04m)

into bay Carpeted and with a front curved bay window and additional side window. Curved radiator and coved ceiling. Focal point of a media wall with recessed cables etc. and contemporary electric feature fire under.





Kitchen/ Dining Room

17' 9" x 11' 10" (5.41m x 3.61m)

narrowing to 8'3" Beautifully re-appointed with a ceramic tile flooring. Initially with space for a family table and chairs. The kitchen has a good range of matching eye and base level units in cream Shaker style, and these are complimented by oak effect work tops which have a stainless-steel sink unit inset with swan style mixer tap over. Integrated appliances include a four-ring gas hob with chimney style stainless steel extractor hood over and matching splashbacks. Further waist level double over with grill, integrated dishwasher and drinks cooler/ fridge. Additional space for an upright fridge/freezer. Rear and side windows plus a uPVC door leading to the side/ rear. Coved ceiling and concealed wall combi boiler firing the central heating.

Bedroom One

13' 6" x 13' 1" (4.11m x 3.99m)

Carpeted with a curved front bay window with radiator under. Coved ceiling. Power/ USB points.

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

A carpeted double bedroom with side window, radiator and coved ceiling. Moulded door to the en-suite.

En-suite Shower Room/ WC

8' 0" x 3' 1" (2.44m x 0.94m)

Cleverly added and comprising a white WC, basin with vanity cupboard under and multi-jet en-suite shower cubicle. Ceramic tiled flooring and extractor. Mirror fronted cabinet.





Bedroom Three

12' 4" x 7' 5" (3.76m x 2.26m)

Dimensions exclude a deep door recess Carpeted bedroom with a built-in triple wardrobe (to remain). Coved ceiling, upright space saving radiator, French style doors leading out onto the extensive rear garden.

Bathroom/ WC

7' 2" x 6' 0" (2.18m x 1.83m)

Superb white bathroom with WC, basin with vanity cupboard under and a bath with telephone style shower attachment over the bath plus an additional thermostatic shower with curved glass screen. Ceramic tiled flooring, acrylic splashbacks with a quartz style fleck and silver trim. Rear opaque window, chrome heated towel rail and extractor.

Office/ Games Room

14' 11" x 13' 10" (4.55m x 4.22m)

An excellent addition to the rear garden with laminated flooring, power points, smooth ceiling with 7 recessed spotlights and panelled doors leading off to a WC and separate storage cupboard. A pull-down loft ladder leads to a boarded handy storage for boxes etc.

WC (off office/ games room)

6' 10" x 2' 11" (2.08m x 0.89m)

Comprising of a white WC with a compact sink over. Laminate flooring and light.





FRONT GARDEN

Laid to interlocking brick paviours and providing off road parking for many vehicles. Additional space to the left side of the bungalow and there is gated access here to the side and rear garden.

GARDEN

Side garden - There is side access to both sides of the property, one laid to false lawn and the other leads to an extensive sun deck. Outside water tap.

REAR GARDEN

90' 12" x 51' 12" (27.74m x 15.85m)

Initially there is a spacious slabbed patio and this leads on to a very large expansive levelled lawn. A path leads to the top end of the garden and here there is access to the office/ games room and storage shed. the garden is enclosed by a mix of picket fencing and feather edge timber fencing. External power points.

DRIVEWAY

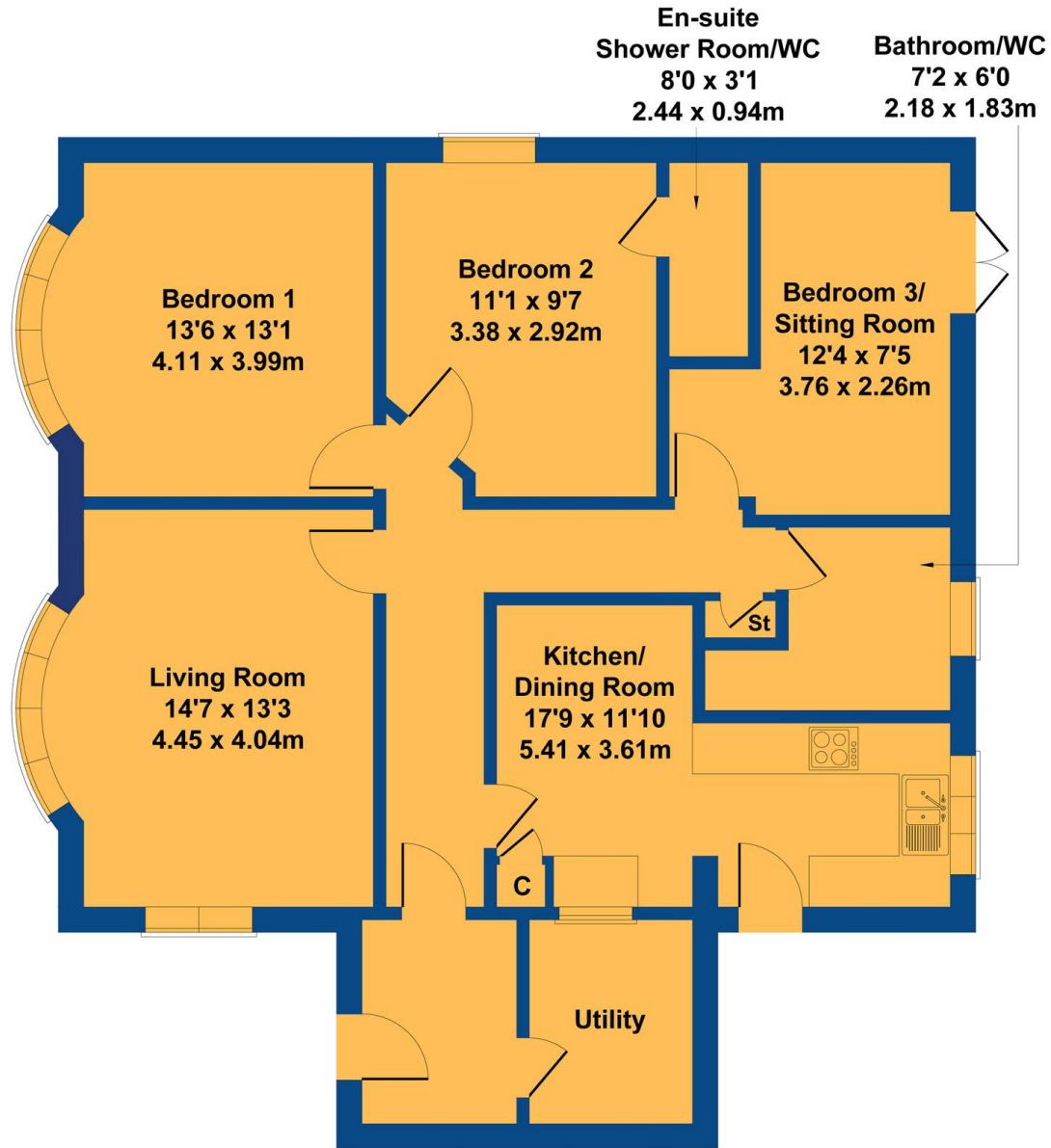
7 Parking Spaces

Laid to interlocking brick paviours and providing off road parking for many vehicles.



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Approximate Gross Internal Area
1119 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2022
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