





## 68 Fontygary Road

Rhoose, Barry

Substantial 5 bed period property set in extensive grounds

Council Tax band: G

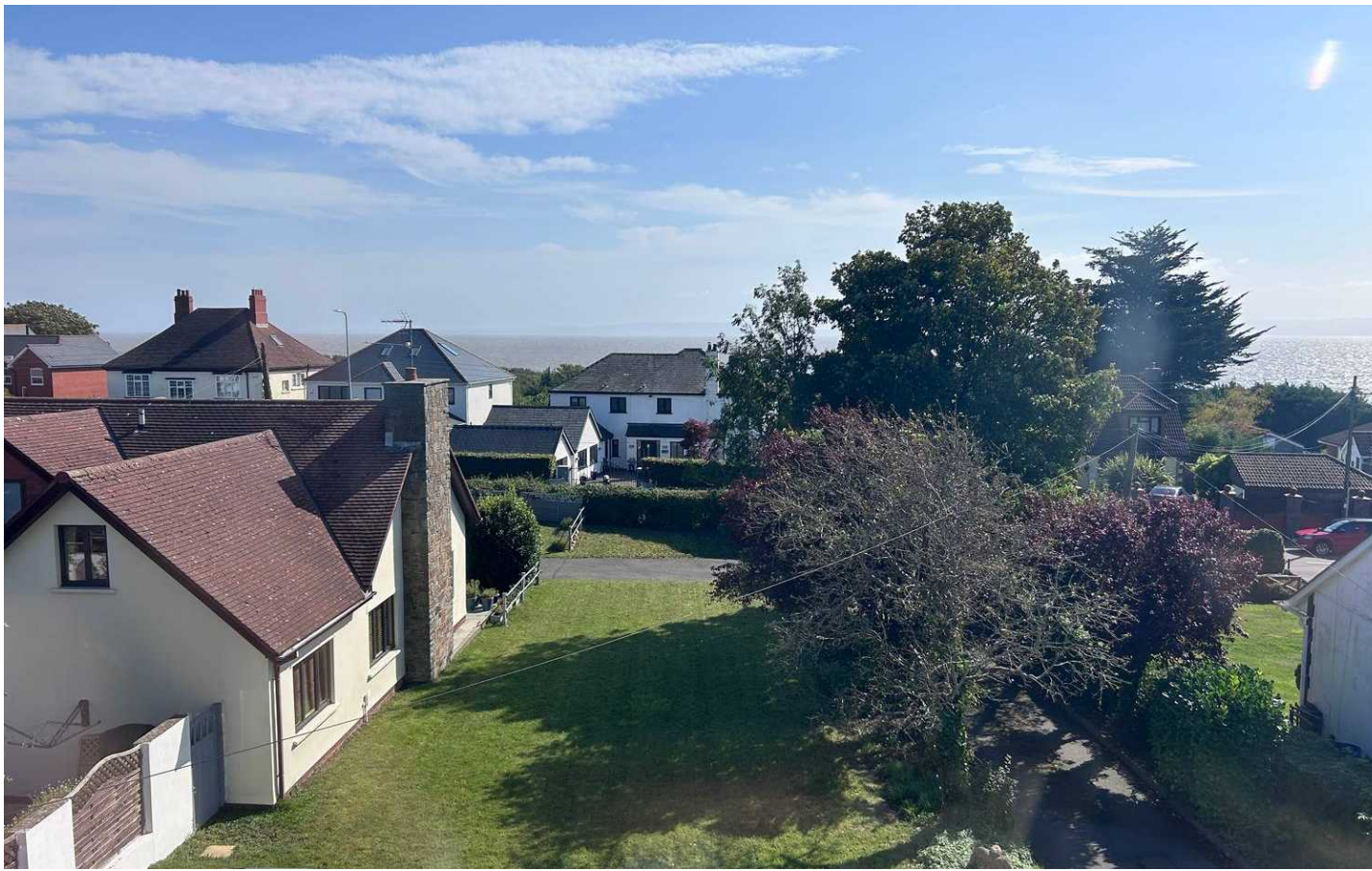
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- RARE OPPORTUNITY TO ACQUIRE AN IMPRESSIVE PERIOD HOME
- DETACHED AND SET IN LARGE GROUNDS WITH EXTENSIVE PARKING
- FIVE DOUBLE BEDROOMS AND THREE BATHROOMS
- FOUR RECEPTION ROOMS PLUS SPACIOUS FAMILY KITCHEN
- LARGE HEATED SWIMMING POOL SET IN A LARGE GARDEN
- TWO GARAGES; WALKING DISTANCE TO RHOOSE VILLAGE AND RAIL STATION
- EPC E44





### **Entrance Hall**

17' 9" x 7' 3" (5.41m x 2.21m)

Initially accessed across Terrazzo Marble steps and via a wooden front door. This L shaped hall is spacious and has many original style features including a tiled entrance then parquet flooring. Period coving and ceiling rose with wall lighting. Stairs with period newel post lead to the first floor. Doors lead to lounge diner, sitting room, kitchen and rear lobby. Under stair storage cupboards.

### **Lounge Dining Room**

28' 6" x 12' 10" (8.69m x 3.91m)

Measurements into bay. With plenty of natural light via the side aspect windows and bay front window, this impressive room has feature stone walls. Radiators. Door to rear lobby. Wood floor.

### **Sitting Room**

14' 0" x 13' 10" (4.27m x 4.22m)

Measurements into bay. Carpeted reception room with bay front aspect windows and radiators. Fireplace with inset gas fire. Wall lighting.

### **Kitchen Breakfast Room**

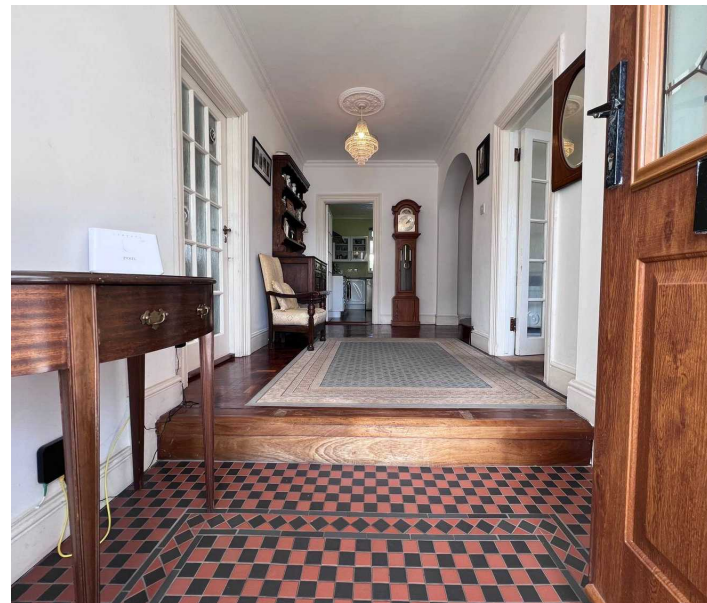
13' 2" x 11' 7" (4.01m x 3.53m)

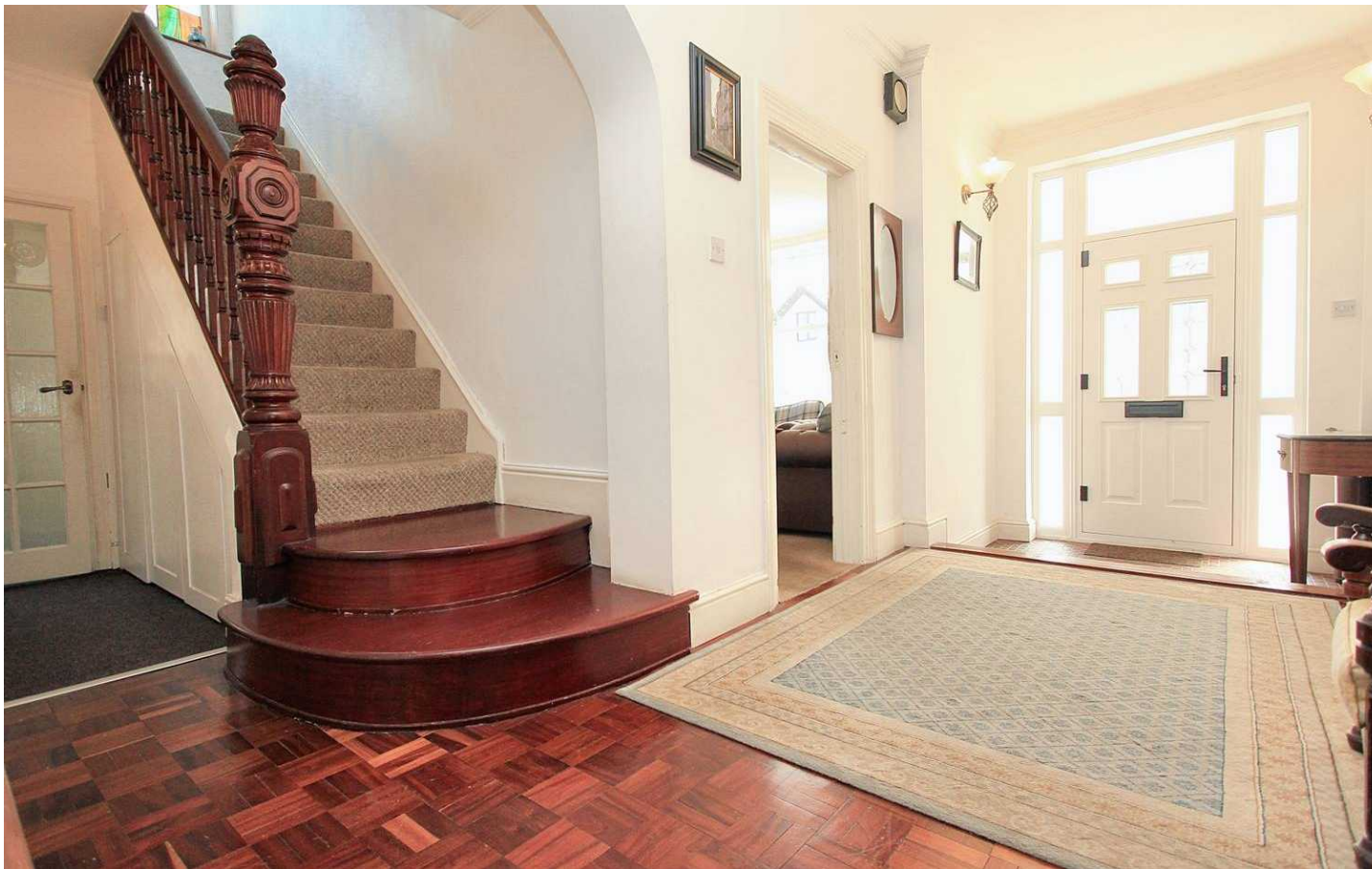
A large family kitchen fitted with a wide range of eye level and base units with complementing work surfaces over. Inset one and a half bowl sink unit. 5 ring Range hob, double oven under plus large cooker hood with stainless steel splash back. Space for American style fridge freezer and dishwasher. Radiator. Rear aspect window and return door to lobby. Tile effect laminate floor.

### **Utility Area and WC**

8' 5" x 4' 8" (2.57m x 1.42m)

Accessed from rear lobby and continuation of the tiled effect laminate floor. Door to conservatory. The utility room has space and plumbing for appliances, eye and base level units plus two opaque windows (side and rear) and radiator. Sink and WC.





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#### **Conservatory**

25' 7" x 12' 1" (7.79m x 3.68m)

Measurements to the widest points. A large conservatory with wood floor and polycarbonate roof plus windows all round. Radiator. Sliding uPVC doors to rear garden.

#### **Office**

9' 3" x 8' 5" (2.82m x 2.57m)

A carpeted room with side aspect windows and doors to large storage area and integral garage. Radiator.

#### **Store Room**

A good size storage room situated off the office with window and door to rear garden.

#### **First Floor Landing**

22' 3" x 6' 3" (6.78m x 1.91m)

Accessed via carpeted stairs and with a beautiful large bespoke stained glass window. Radiator. The landing gives access to the family bathroom and four double bedrooms plus further stairs lead to the second floor living space.

#### **Family Bathroom**

9' 1" x 7' 9" (2.77m x 2.36m)

A modern bathroom suite comprising P shaped bath with shower screen - thermostatic shower with fixed rainfall style head and separate rinser, WC plus wash basin set into vanity unit. Partial tiled walls. Ladder style heated towel rail. Extractor and opaque window to rear and side. Vinyl floor.

#### **Bedroom One**

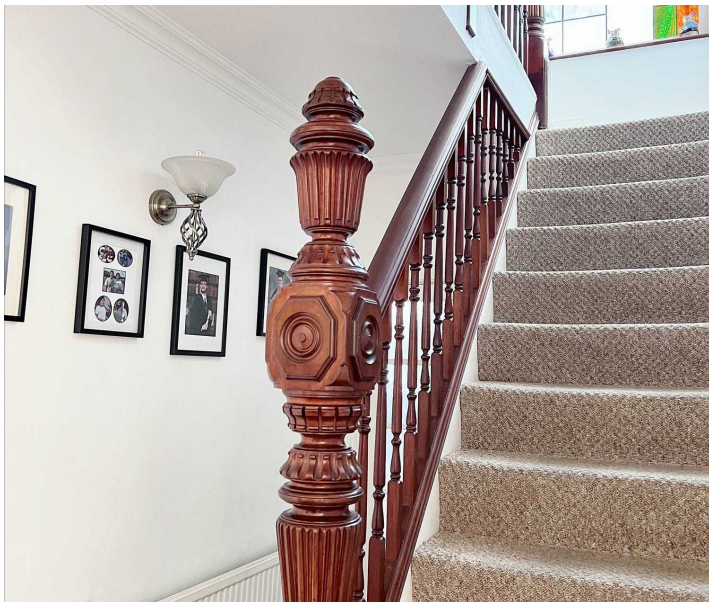
19' 9" x 14' 3" (6.02m x 4.34m)

Measurements include deep door recess but exclude fitted wardrobes. A very large carpeted bedroom with front aspect bay window. Range of fitted wardrobes. Radiator. Door to en suite.

#### **En Suite**

7' 2" x 6' 6" (2.18m x 1.98m)

Shower cubicle (fully tiled) with thermostatic inset shower - fixed rainfall head and separate rinser,





### Bedroom One

19' 9" x 14' 3" (6.02m x 4.34m)

Measurements include deep door recess but exclude fitted wardrobes. A very large carpeted bedroom with front aspect bay window. Range of fitted wardrobes. Radiator. Door to en suite.

### En Suite

7' 2" x 6' 6" (2.18m x 1.98m)

Double width walk-in shower cubicle (fully tiled) with thermostatic inset shower – fixed rainfall head and separate rinser, pedestal wash basin and WC. Partial tiled walls. Mirror with light and vinyl floor. Door leads to the South facing balcony with views across Bristol Channel.

### Bedroom Two

17' 9" x 13' 0" (5.41m x 3.96m)

Measurements into bay. Another fantastic size double bedroom with front aspect bay window. Radiators and sink set into vanity unit. Fitted cupboards.

### Bedroom Three

13' 0" x 10' 4" (3.96m x 3.15m)

Carpeted double bedroom with two rear aspect windows and radiators.

### Bedroom Four

13' 3" x 11' 9" (4.04m x 3.58m)

Carpeted double bedroom with large rear aspect windows giving a view across the pool and rear garden. Sink set into vanity unit. Radiators.

### Second Floor Landing

Large window with views across Rhoose village. Radiator and storage to eaves. Door to reception room.

### Second Floor Reception Room

12' 9" x 8' 7" (3.89m x 2.62m)

Carpeted with radiator and doors off to the balcony which is decked and gives beautiful views across the garden and pool. Open door access to a kitchen space. Further door to bedroom.

### Kitchen Area

Fitted base level units and inset sink unit. Two ring





### **Second Floor Reception Room**

12' 9" x 8' 7" (3.89m x 2.62m)

Carpeted with radiator and doors off to the balcony which is decked and gives beautiful views across the garden and pool. Open door access to a kitchen space. Further door to bedroom.

### **Kitchen Area**

Fitted base level units and inset sink unit. Two ring electric hob. Side aspect window with views across Bristol Channel to Somerset and Devon. Laminate floor.

### **Bedroom Five**

11' 7" x 10' 8" (3.53m x 3.25m)

Carpeted double bedroom with front aspect windows offering Channel views. Radiator. Further door to bathroom.

### **Bathroom**

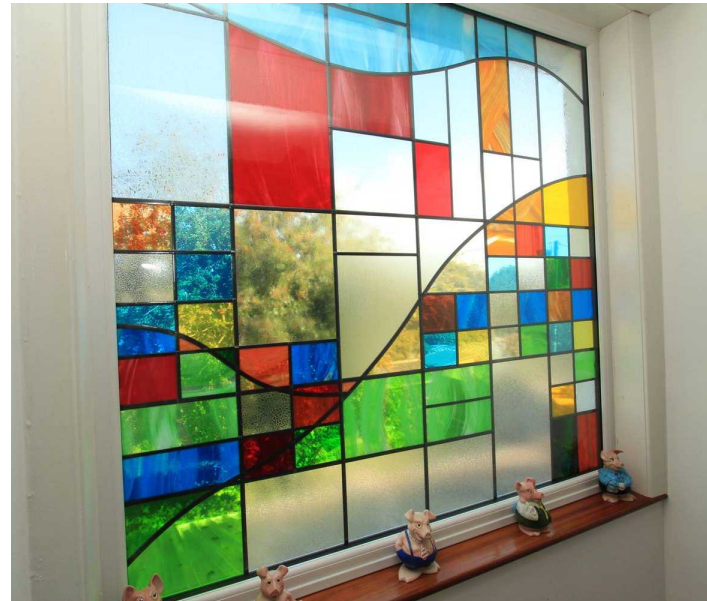
8' 3" x 5' 7" (2.51m x 1.70m)

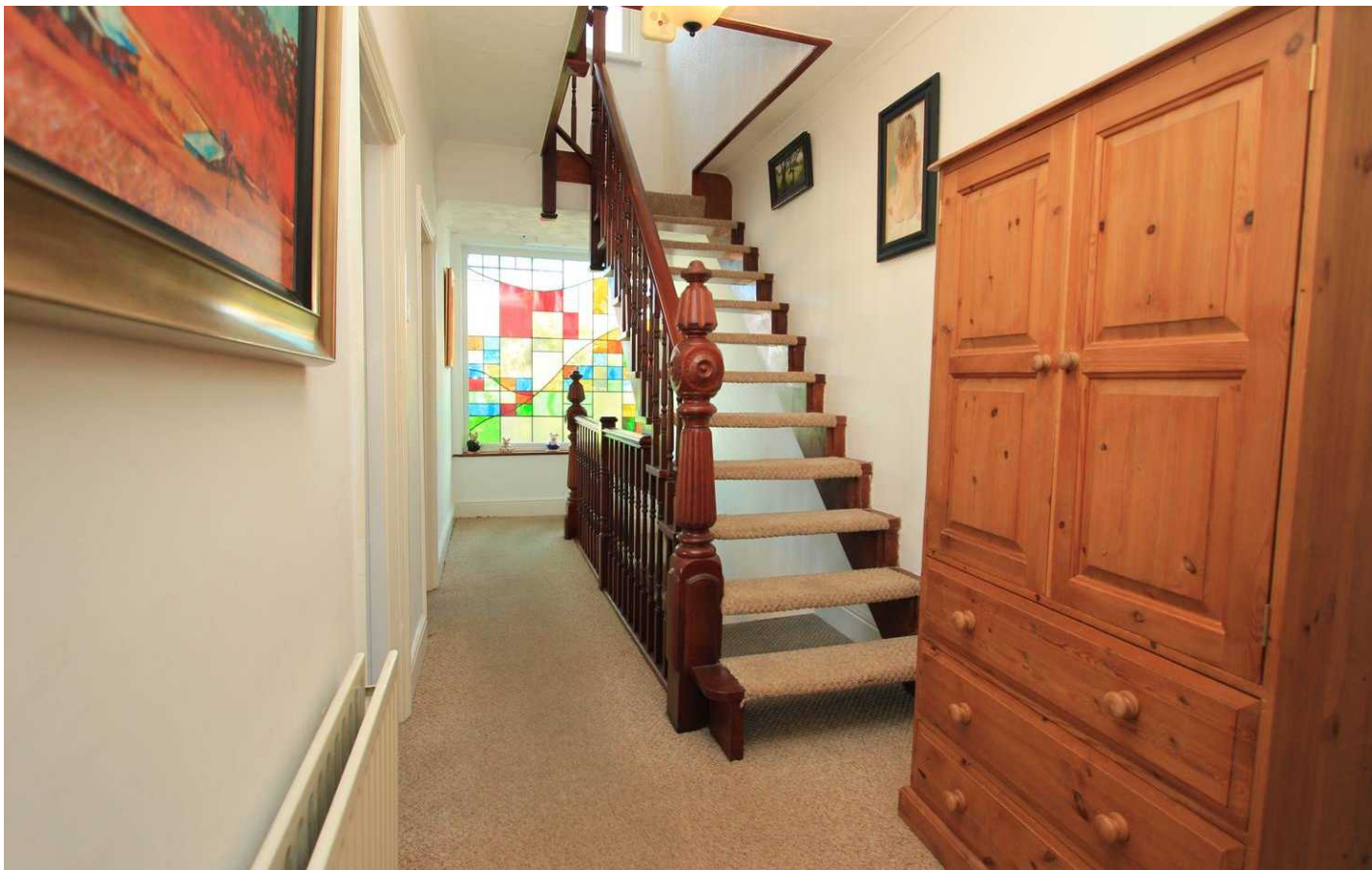
Bath with electric shower over, WC and wash basin. Tiled walls. Velux window and storage cupboards.

### **Swimming Pool**

35' 0" x 21' 0" (10.67m x 6.40m)

Approx 12 foot deep. A heated pool with steps and cover. The pool can be heated by electric air source or oil. The pool requires rendering and painting.





### **FRONT GARDEN**

An impressive front with long driveway which opens out to a large parking area plus the drive extends to the side / rear via double gates. Large area of lawn and established trees. Access to garage.

### **REAR GARDEN**

The side area gives access to a further garage, which will comfortably fit 1 car and houses the pool equipment. An extensive garden with lawn, decking and patio areas. There is also a pool room, with WC / changing facilities and of course the large heated swimming pool.

### **GARAGE**

Single Garage

Detached garage with up and over door plus pedestrian side door. Can fit one car and also houses the swimming pool equipment.

### **GARAGE**

Triple Garage

An integral garage at the side of the main property comfortably allowing space for 2 cars. Internal door leads to office.

### **DRIVEWAY**

10 Parking Spaces

A large driveway allowing parking for 10+ vehicles with good space to turn around.





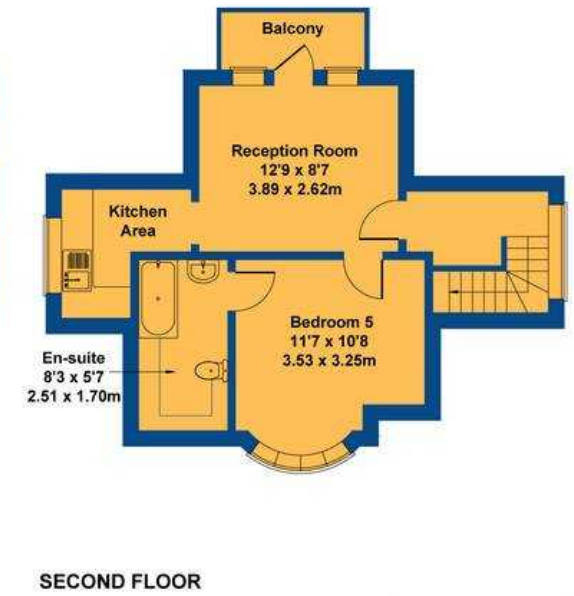
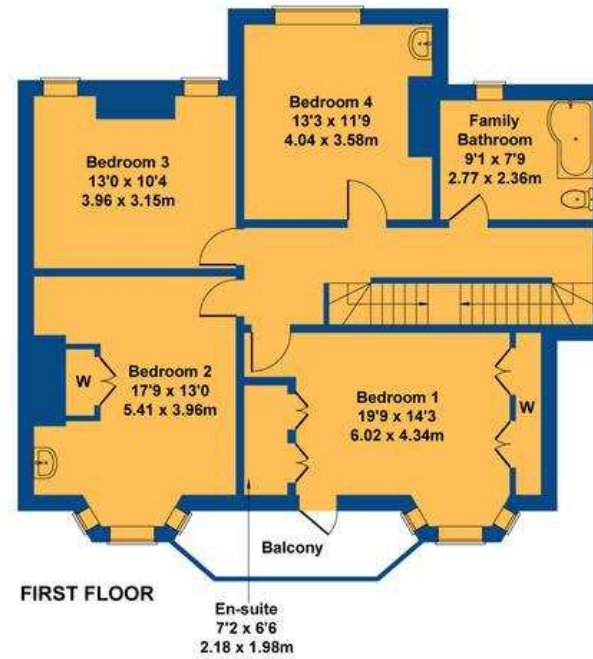
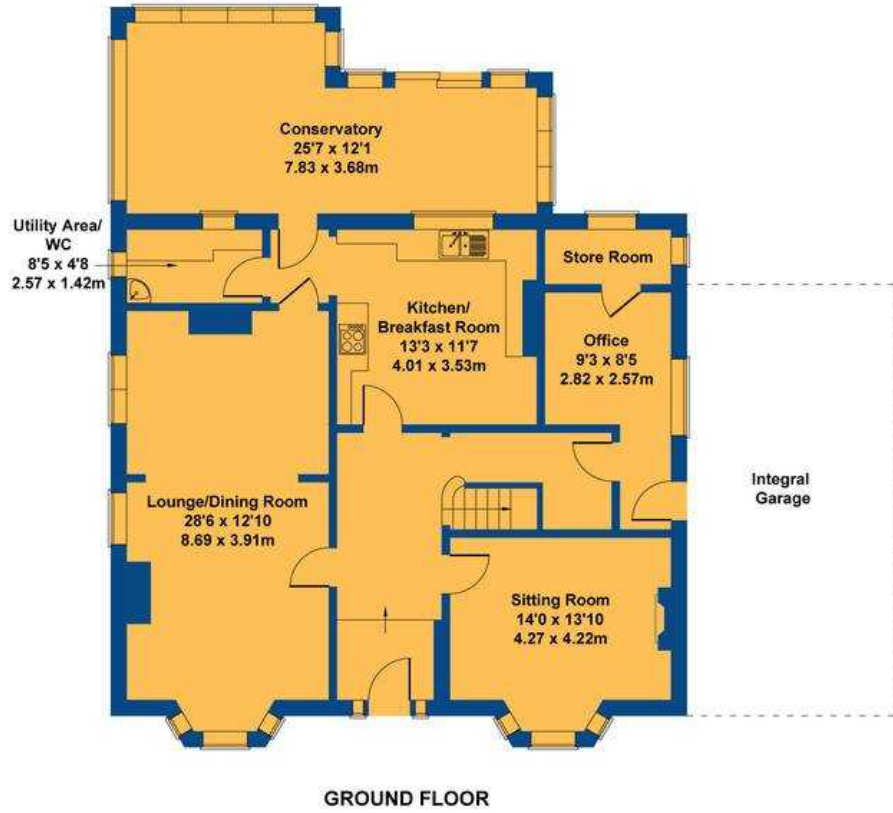






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Approximate Gross Internal Area  
2702 sq ft - 251 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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