

90 Fonmon Park Road, Rhoose
£190,000



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****Spacious 2-bed (previously 3) semi-detached house in quiet cul-de-sac**.** Ideal for family living, with room for customisation & extension. Gas heating, double glazing, and enclosed garden. Convenient location with nearby amenities. Grant of Probate expected by 2024. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A SPACIOUS 2 BEDROOM PROPERTY (PREVIOUSLY 3)
- DATED CONDITION; GREAT POTENTIAL
- HALL, LIVING ROOM; KITCHEN/DINER
- FIRST FLOOR SHOWER ROOM/WC
- GREAT PARKING AND POTENTIAL TO EXTEND
- GOOD SIZE ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION & NO CHAIN
- GAS CENTRAL HEATING & DOUBLE GLAZING

Front Garden - Block paved

Rear Garden - A great size rear garden with an initial patio area and slabbed path bisecting a level lawn. Sheds to remain.

Driveway - Accessed via wrought iron gates which lead to a side drive. Laid to tarmac and space for two vehicles. This area is ideal for extending, subject to planning etc.





Entrance Porch - Accessed via front door with stained glass. Carpeted and with front uPVC double glazed window. Internal door to living room.

Lounge - 14' 11" x 13' 11" (4.55m x 4.24m)
Carpeted stairs to the first floor. Arch through to kitchen diner. (Lounge photo to follow when cleared of items)

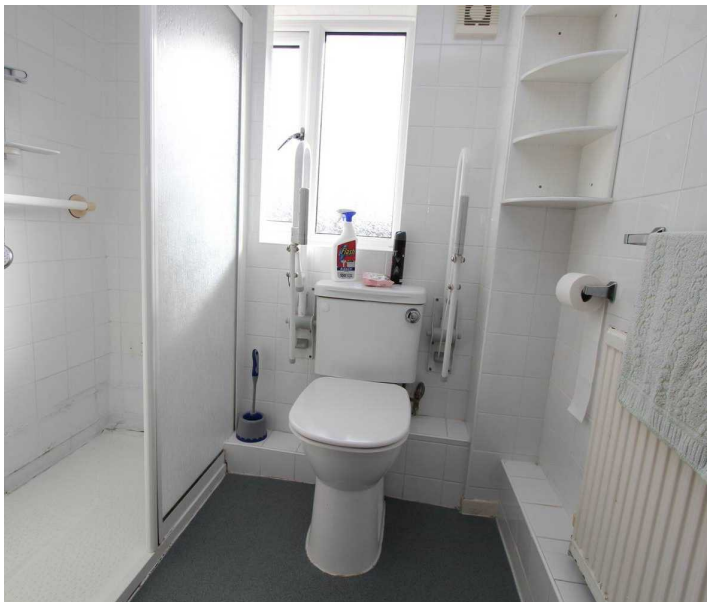
Kitchen Diner - 14' 11" x 8' 11" (4.55m x 2.72m)
Initially with space for table and chairs. uPVC double glazed window plus complementing door with obscure glazing leading to the rear garden. Kitchen is fitted with eye level and base units with work surfaces over. Further uPVC window. Space for appliances. Wall mounted Vaillant combi boiler (recently refitted and under warranty / serviced).

Landing - Carpeted and with doors to two double bedrooms, bathroom and handy storage cupboard (shelved). Drop down loft hatch.

Shower Room WC - 6' 9" x 6' 5" (2.06m x 1.96m)
White close coupled WC, pedestal basin and double length fully tiled shower cubicle with shower inset. Obscure window. Vinyl floor. Radiator and extractor.


Bedroom One - 15' 0" x 10' 9" (4.57m x 3.28m)
Previously two bedrooms but now one open large double bedroom with two front uPVC windows and two radiators. Recessed full height wardrobe. Easily converted back to three bedrooms if required.

Bedroom Two - 9' 8" x 8' 3" (2.95m x 2.51m)
Carpeted double bedroom. Rear uPVC window. Radiator. Recessed full height wardrobe. Measurements excluded from dimensions provided.





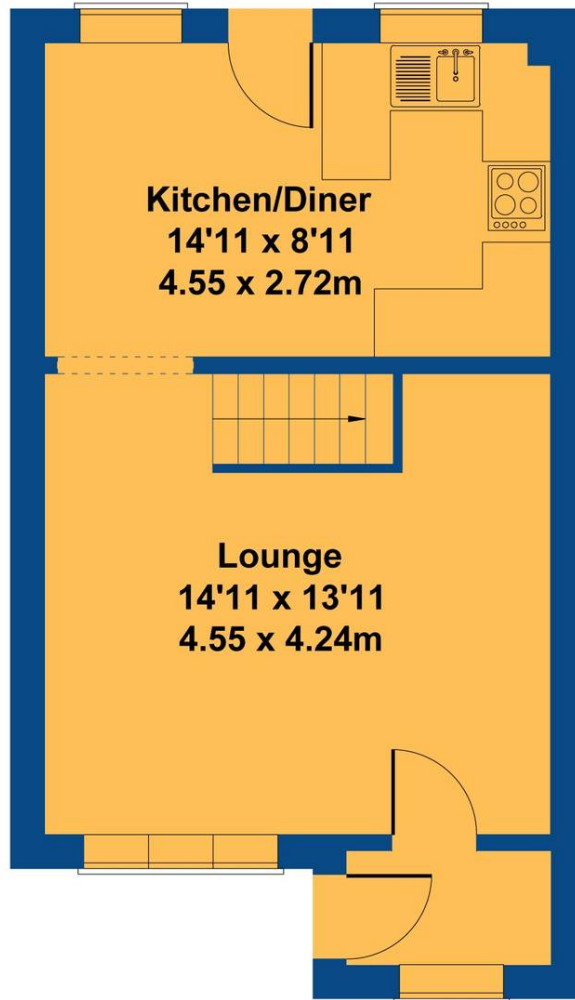
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

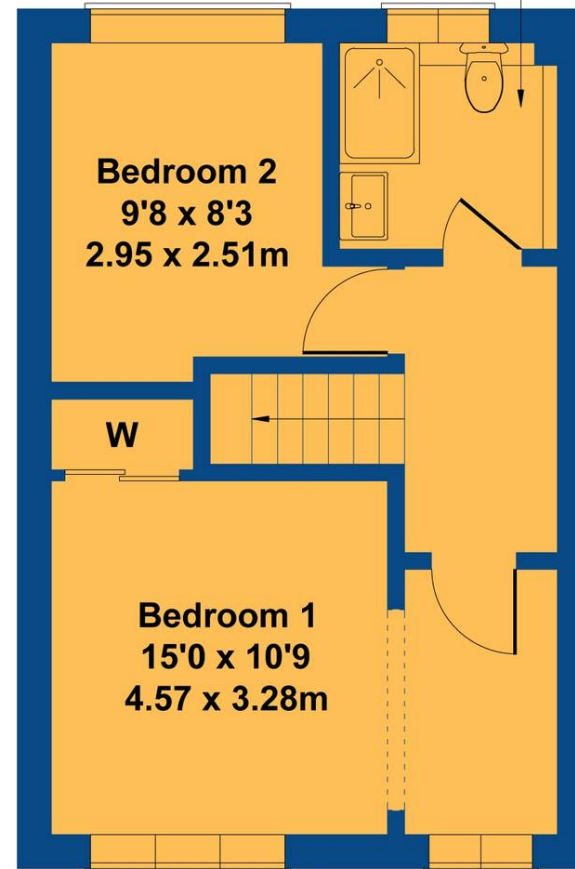
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Approximate Gross Internal Area
719 sq ft - 67 sq m

Shower Room/WC
6'9 x 6'5
2.06 x 1.96m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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