





138 Fontygary Road

Rhoose

Luxurious renovated 3-bed bungalow with sea views. Open plan kitchen/dining/sitting, stylish main bedroom with en-suite, family bathroom, vaulted ceilings & skylights. Landscaped gardens, summer house, tandem garage and great attention to detail.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: F

- BEAUTIFULLY REFURBISHED DETACHED BUNGALOW
- 3 BEDROOMS (1 EN-SUITE) AND STYLISH FAMILY BATHROOM
- STUNNING OPEN PLAN KITCHEN/DINING/SITTING ROOM
- LIVING ROOM WITH FRONT BALCONY & SEA VIEWS
- FEATURE VAULTED CEILINGS WITH SKYLIGHTS
- RANGE OF INTEGRATED APPLIANCES TO REMAIN
- LANDSCAPED FRONT & (PRIVATE) REAR GARDENS
- FRONT & SIDE DRIVE TO A TANDEM DOUBLE GARAGE
- GAS CH; UPVC; FINE ATTENTION TO DETAIL THROUGHOUT
- EPC RATING C70





External Storm Porch

Approached from the driveway there is a slabbed entry point and contemporary tiled walls. A composite door with 4 obscure glazed panels leads into the entrance hallway.

Entrance Hallway

A stylish welcome to the bungalow and with a German oak effect laminated flooring. There is a radiator and smooth coved ceiling with drop down loft hatch. Matching modern panelled doors leading to the living room, the three bedrooms and the bathroom, whilst a square opening extends into the focal point of the bungalow which is the sumptuous open plan kitchen/dining area. A final matching door leads to a handy broom cupboard which also offers space for a condensing tumble dryer and shelving for storage.

Living Room

18' 4" x 16' 1" (5.59m x 4.90m)

With a continuation of the laminated flooring matching the hallway, this immaculately presented room has sliding uPVC double glazed patio doors leading onto the front balcony which has obscure glazed balustrade and excellent sea views. There are subtle remote control privacy blinds and a smooth coved ceiling with four recessed spotlights plus a vaulted style ceiling within the front part. Contemporary column style radiator, plus there is a dual access wood burning stove mounted on a slate hearth with brick surround and this divides this room and the open plan Kitchen/ Dining area.





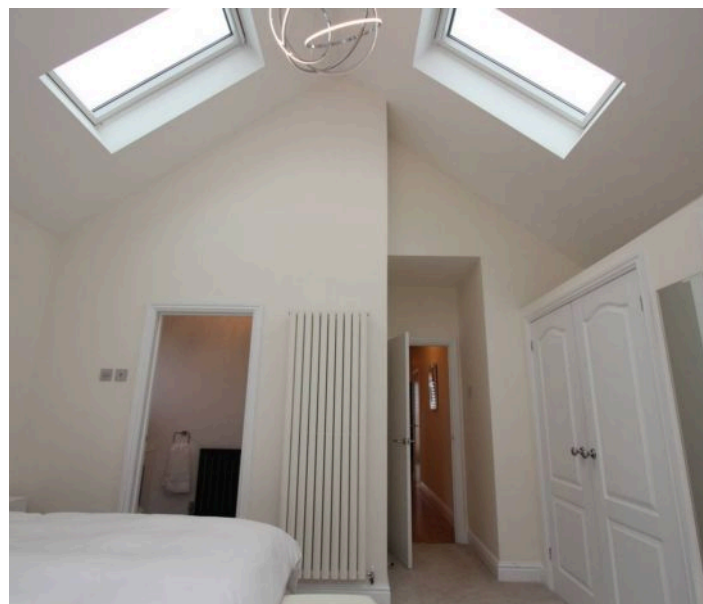
Kitchen/ Dining space

26' 10" x 14' 0" (8.18m x 4.27m)

The room has a continuation of the German laminate flooring throughout the room. Initially it is comprehensively appointed with contrasting two toned eye and base level units with soft close. These are complemented by natural wood style work surface areas which have a one and half bowl Astracast sink unit inset with Swan mixer tap over and complementing splashback. There is a further integrated 4 ring induction hob (Neff) with complementing splashback and this time with an AEG extractor unit over. Slightly recessed there are side by side electric AEG ovens at waist level. Further integrated 70/30 fridge/freezer, dishwasher and washing machine. The wood burning stove is also visible and accessible. The kitchen area has a smooth coved ceiling with six recessed spotlights and a concealed combi boiler firing the gas central heating.

Dining/ Living space

(dimensions included within the kitchen submission) - continues... with uPVC double glazed sliding patio doors leading out into the private rear garden. This area is ideal for a table and chairs, sofas and so on. It has a smooth coved ceiling with 10 recessed spotlights plus the real feature which is an atrium style transparent glazed roof. Radiator.



Bathroom/WC

7' 11" x 5' 6" (2.41m x 1.68m)

In pristine order and comprising a white suite with close coupled WC, sink unit with two vanity drawers under plus there is a bath with central mixer tap which has a modern shower rinse attachment over. Ceramic tiled flooring, modern tiled splashback, column styled radiator and obscure double-glazed uPVC tilt and turn side window. There is a smooth coved ceiling with extractor.



Bedroom One - 14' 9" x 12' 1" (4.50m x 3.68m)

A large carpeted double bedroom, located at the rear of the property. It has a double-glazed uPVC window overlooking the private rear garden. Two double recessed wardrobes (included in dimensions) with storage over as required. Contemporary panelled radiator, two wall mounted bedside units with the main focal point being the vaulted ceiling with two Velux double glazed windows inset which allow for plenty of natural light. Panelled door to the en-suite.

En-Suite - 8' 7" x 4' 2" (2.62m x 1.27m)

With a ceramic tiled flooring and white suite comprising WC with concealed cistern and adjacent compact sink unit with vanity unit under. Contemporary tiled splashback. There is a further double width fully tiled shower cubicle which has a ceiling fixed rainfall thermostatic style shower head and a further wall fixed rinse style unit. Smooth covered ceiling with extractor, column style radiator and obscure uPVC double glazed tilt and turn side window.

Bedroom Two - 13' 5" x 11' 8" (4.09m x 3.56m)

A carpeted double bedroom again with electric privacy blinds plus uPVC double glazed windows with some sea views. Fitted double wardrobe, radiator and smooth covered ceiling.



Bedroom Three - 8' 6" x 7' 11" (2.59m x 2.41m)

A carpeted bedroom which is versatile in use it could be an office etc. It has an obscure uPVC double glazed window to the side, radiator and smooth covered ceiling with 4 recessed spotlights inset.

Summer House / Shed

14' 2" x 10' 10" (4.31m x 3.30m)

With a laminate flooring the summer house is of a block build and timber cladding. It has uPVC double glazed windows in addition to the double doors. There is a storage style area within the shallow rafters. Great as a man-cave/she-shed



REAR GARDEN

50' 12" x 31' 12" (15.54m x 9.75m)

Dimensions exclude the initial patio area which is laid to porcelain slabs. There is then a level lawn with bisecting slabbed path leading to a further slate chipped low maintenance section ideal for potted plants, garden furniture and so on. Washing line post recess. There are two raised planted sections with stone surrounds. A secure pedestrian gate leads to the drive whilst there is also a handy storage area to the opposing side of the property. The garden is fully enclosed and almost totally private. There is a water butt, privacy lighting and handy storage ideal for wood for the burner. A uPVC double glazed door with leaded style glazing leads into the detached single garage, whilst further uPVC double doors lead into a summer house style arrangement. There are also two fruit trees.

FRONT GARDEN

A raised and level slate chipped low maintenance area with raised flower bed and boundary dividing planted section.

Double Garage

Access from the front via double metal doors, the TANDEM garage has power and lighting. There is a pitched roof (internally wooden clad with rafter storage) and with two Velux double glazed windows plus additional uPVC window to the side and further obscure window additionally. Measuring 27'3" x 9'.

Driveway

With a pillared entry, the driveway is laid to interlocking brick with feature border, which extends in front of the property for convenient parking. There are also courtesy lights adjacent to the porch, an external letter box and a reel hosepipe.



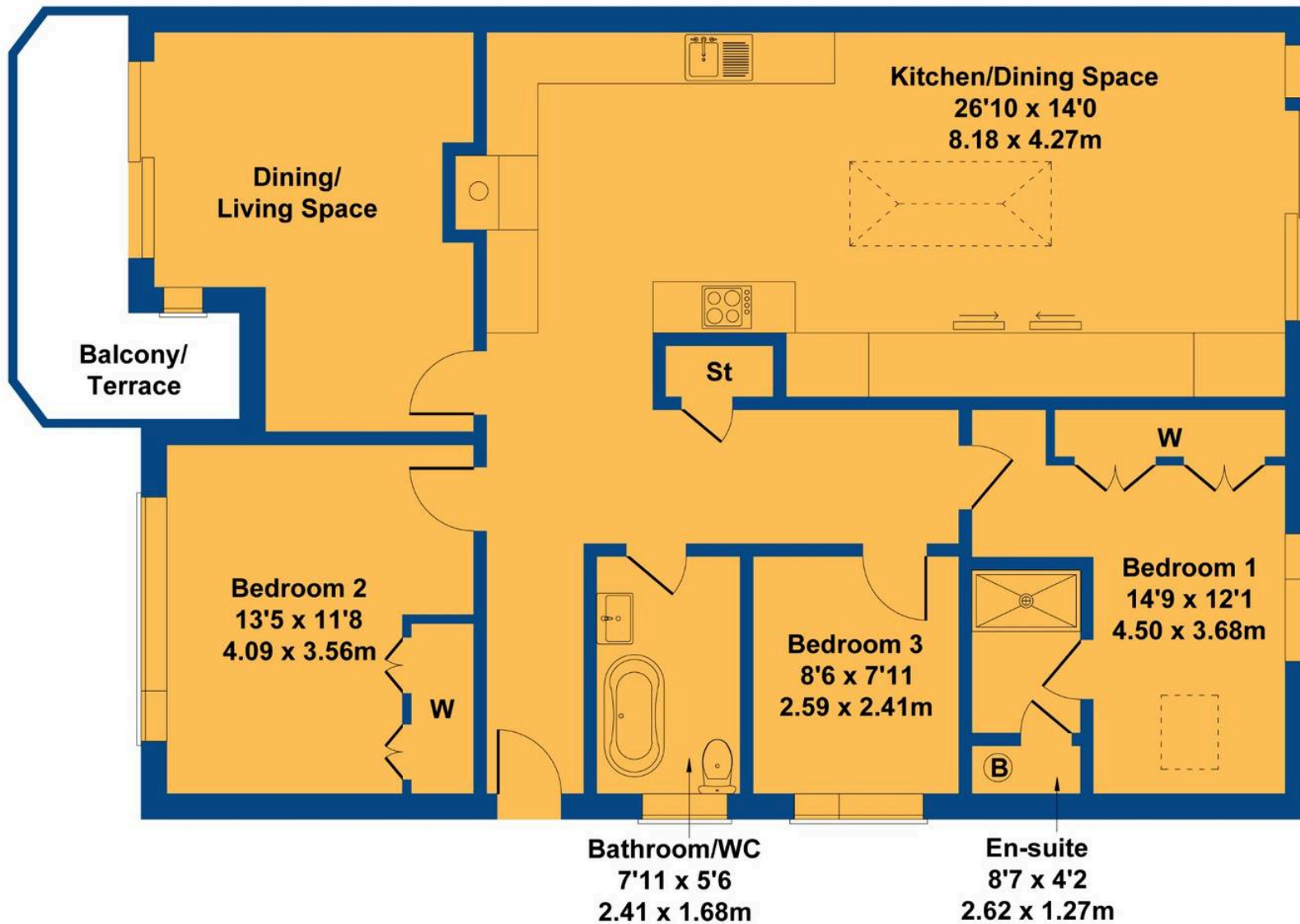




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Approximate Gross Internal Area

1238 sq ft - 115 sq m



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

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

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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