







## 48 Fonmon Park Road

Rhose

Charming 3-bed family home in Fonmon Park Rd. Spacious lounge/diner, modern kitchen, immaculate bathroom. Front and rear gardens. Single garage, UPVC, gas ch. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- GREAT FAMILY HOME IN A QUIET SPOT
- 3 BEDROOMS AND LARGE LOUNGE/DINER
- KITCHEN WITH OVEN AND HOB TO STAY
- IMMACULATE FIRST FLOOR BATHROOM
- LARGE ENCLOSED FRONT GARDEN
- ENCLOSED REAR GARDEN
- SINGLE GARAGE TO THE REAR
- UPVCC DOUBLE GLAZING AND GAS CH (COMBI)
- EPC RATING of D66







### Entrance Hallway

Accessed via a uPVC door, the hall has a laminated flooring, and a carpeted stairs to the first floor. Radiator. Open storage space under the stairs, glazed internal windows to the lounge/dining room and a panelled door leading to the same.

### Living Room

21' 0" x 12' 2" (6.40m x 3.71m)

An excellent size room with uPVC windows to front and back making it particularly light and airy. There are 2 radiators, open door access to the kitchen and a focal point of chimney breast with fire surround and electric fire inset.

### Kitchen

12' 11" x 8' 2" (3.93m x 2.49m)

A good size kitchen which is fitted with a good range of oak style eye units. These are complemented by modern tops which have a 1.5 bowl stainless steel sink unit with mixer tap over. Electric oven with hob and there is adequate space for additional appliances as required. uPVC window and door to the rear, ceramic tiled flooring and splash-backs. Wall mounted combi boiler firing the central heating.







### **Landing**

A carpeted landing with front uPVC window, loft hatch, radiator and panelled doors leading to the three bedrooms, bathroom and a handy storage cupboard.

### **Bedroom One**

11' 9" x 10' 7" (3.58m x 3.22m)

An excellent size double bedroom with laminated flooring, rear uPVC window and radiator.

### **Bedroom Two**

8' 5" x 6' 7" (2.56m x 2.01m)

A re-carpeted bedroom with dimensions excluding a deep door recess. Front uPVC window and radiator.

### **Bedroom Three**

9' 9" x 6' 6" (2.97m x 1.98m)

A carpeted bedroom with uPVC rear window and radiator.

### **Bathroom WC Shower**

7' 3" x 5' 7" (2.21m x 1.70m)

An immaculate refitted bathroom in white and comprising a close coupled wc with button flush, pedestal basin and bath with thermostatic shower and glass screen over. Vinyl flooring and obscure uPVC side window. Radiator and non-grout splashbacks and walls.







### **FRONT GARDEN**

A spacious front and mostly lawned with fenced boundaries. A shared path leads to the side and rear.

### **REAR GARDEN**

Fully enclosed and with areas of patio and lawn. Pedestrian access to the side and rear. Enclosed by fencing in the main.

### **GARAGE**

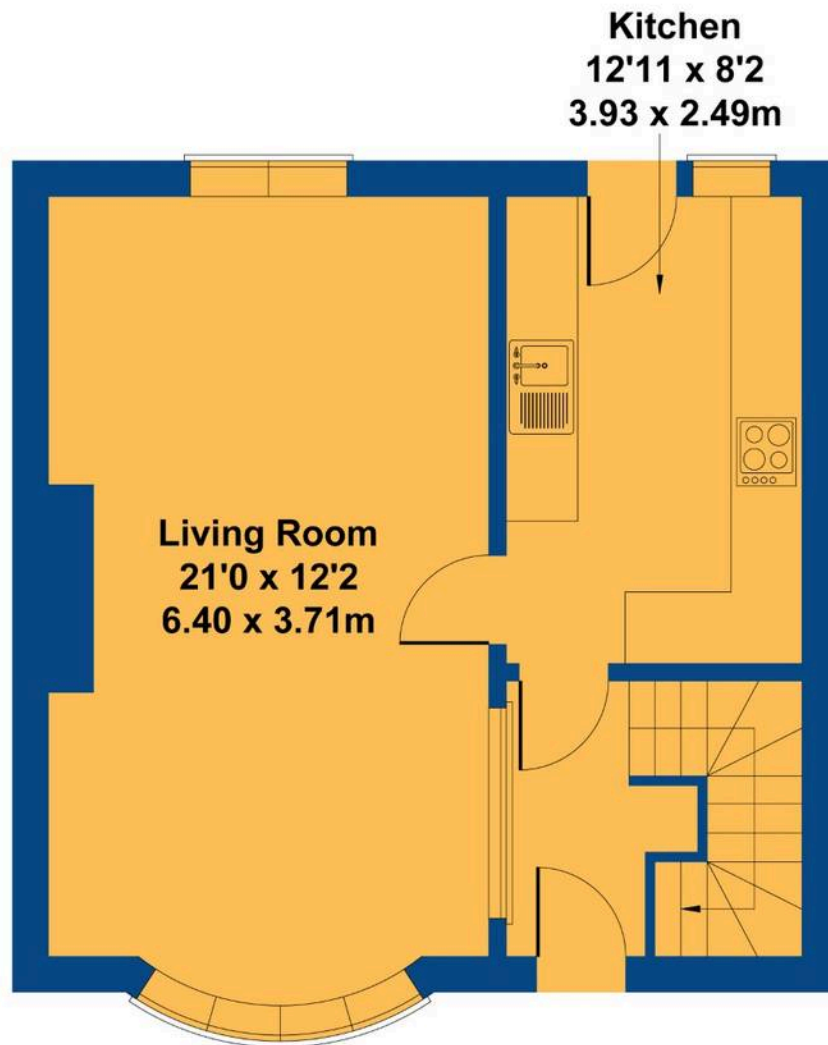
Single Garage

Accessed from the rear via up and over door and for one vehicle.

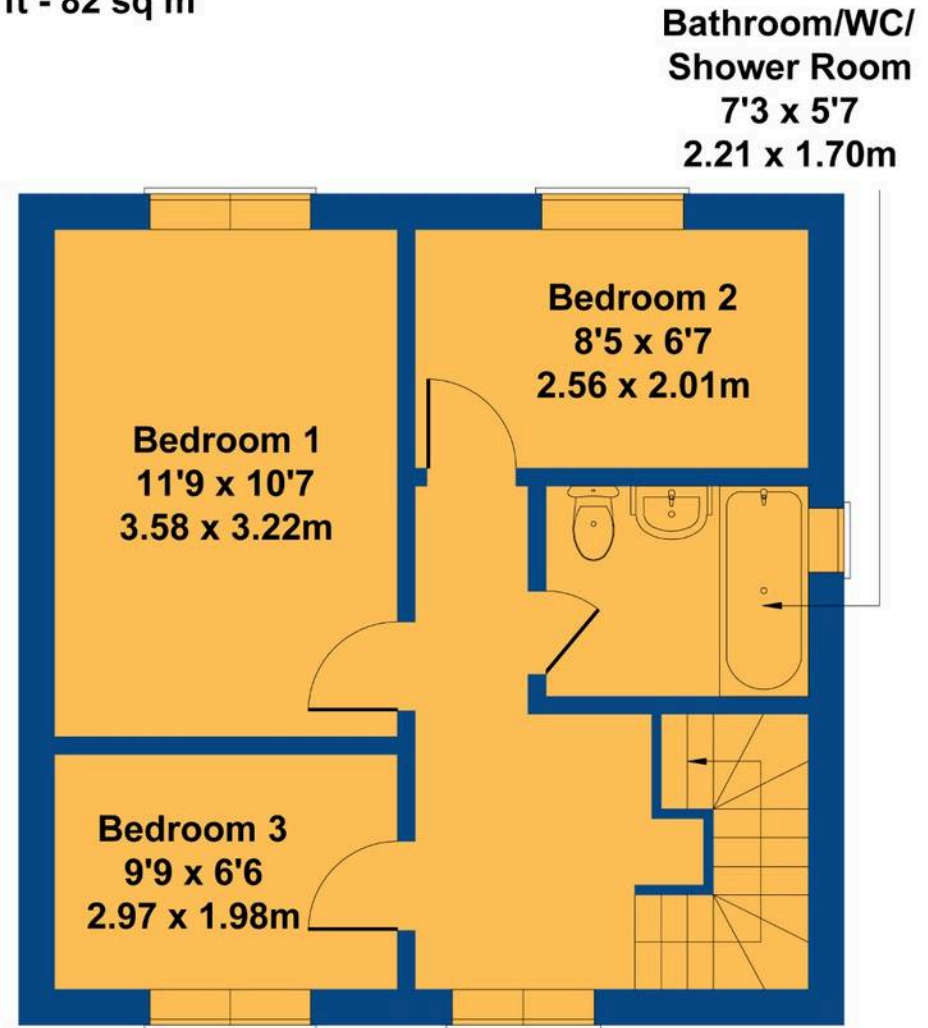


# 48 Fonmon Park Road

Approximate Gross Internal Area  
883 sq ft - 82 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**





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