







## 115 Fontygary Road

Rhoose

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- GLORIOUS UNINTERRUPTED CHANNEL VIEWS
- VERSATILE & SPACIOUS ACCOMMODATION
- 57 METRE LONG, SOUTH FACING REAR GARDEN
- 4 BEDROOMS; 3 RECEPTIONS; 3 BATHROOMS
- LARGE FAMILY KITCHEN/DINER; UTILITY OFF
- PARKING FOR 12 VEHICLES
- DETACHED TWO STOREY COACH HOUSE
- FANTASTIC POTENTIAL FROM THIS RARE OPPORTUNITY
- EPC RATING OF D67







### Entrance Porch

6' 3" x 5' 10" (1.91m x 1.78m)

Accessed via uPVC door and with matching adjacent window, the porch has a quarry tile flooring with recessed foot wipe mat. Wall light. Tongue and groove ceiling and further obscure window with matching side panels leading into the hallway.

### Hallway

16' 9" x 14' 7" (5.11m x 4.45m)

A pleasant welcome, this carpeted hallway has matching panelled doors giving access to the living room, dining room, family bathroom, main bedroom suite, kitchen and handy storage cupboard. Coved ceiling, radiator, alarm panel and various wall lights.

### Living Room

19' 0" x 14' 8" (5.79m x 4.47m)

A wonderful focal point of this immaculate property is this carpeted reception room which has floor to ceiling rear bay windows offering total panorama over the garden of the Bristol Channel. Marble fireplace with electric fire inset. Smooth coved ceiling and radiator. Arch leads to the dining room whilst panelled doors lead to the office and also to an inner hall which in turn leads to the two double bedrooms.



### Dining Room

12' 6" x 11' 11" (3.81m x 3.63m)

Carpeted matching the living room, this reception room has front uPVC window, radiator and smooth coved ceiling. There is an open tread carpeted staircase which leads to the first floor. Radiator.

### Office

10' 8" x 10' 0" (3.25m x 3.05m)

A versatile room currently used as an office but perfectly suitable as a bedroom or playroom. Carpeted. Coved ceiling and radiator. French style uPVC doors leading out into the rear garden and offering fabulous views of the Channel.



### **Inner Hall**

Carpeted area with panelled doors to bedrooms two and three. Coved ceiling.

### **Bedroom Two**

12' 0" x 12' 0" (3.66m x 3.66m)

Carpeted double bedroom with coved ceiling, radiator and front uPVC window.

### **Bedroom Three**

12' 3" x 12' 0" (3.73m x 3.66m)

Carpeted double bedroom with coved ceiling, radiator and rear uPVC window - enjoying glorious views over the garden and the Channel.

### **Family Bathroom**

10' 0" x 5' 11" (3.05m x 1.80m)

With a wood effect vinyl flooring this pristine bathroom has a white suite comprising WC, pedestal basin and bath with a mixer tap and shower rinse unit off. Ceramic tiled walls to dado level plus coved ceiling, extractor, radiator, shaving point and cosmetics cupboard.

### **Kitchen**

17' 7" x 10' 7" (5.36m x 3.23m)

With a tiled effect vinyl flooring this spacious kitchen is comprehensively appointed with matching eye level and base units in a beech style and with brushed steel style furniture. These are complemented by modern work tops which have a twin stainless steel sink unit with mixer tap over. Integrated appliances include a free standing Rangemaster oven with 5 ring gas burner, hot plate, double oven plus plate warmer. Dishwasher and refrigerator - all will remain as part of the sale. A multitude of windows making the room light and airy. Coved ceiling with 8 recessed spotlights. Ceramic tile splash backs, radiator and the room is perfectly big enough to accommodate family table and chairs. Finally a panelled door leads to the utility room.







### Utility

11' 2" x 6' 6" (3.40m x 1.98m)

Further eye level and base units and second stainless steel sink unit. Ceramic tile splash backs. There is space for additional appliances. Floor mounted Worcester combi boiler. Coat storage. Coved ceiling with extractor. Side uPVC window and door.

### Bedroom One

16' 3" x 10' 4" (4.95m x 3.15m)

Accessed off the entrance hall and with a further door to the bedroom and en suite, the main bedroom is carpeted with rear uPVC window enjoying views over the garden and Channel. Fitted double wardrobe with sliding doors - one mirrored. Coved ceiling and radiator. Dimensions exclude initial entrance area and door recess.

### En Suite Shower Room

7' 2" x 7' 0" (2.18m x 2.13m)

With a wood effect vinyl flooring this immaculate bathroom comprises WC, wash basin with vanity cupboard under and double fully tiled shower cubicle with electric shower inset. Obscure side uPVC window, coved ceiling, radiator, shaver point and loft access.

### Landing

Carpeted and with a fully glazed door leading into the bedroom area itself.

### Bedroom Four

13' 7" x 7' 10" (4.14m x 2.39m)

Dimensions are minimum and exclude a further area white leads to the en suite bathroom. Carpeted double bedroom with partially restricted headroom. Radiator. Panelled doors lead to the en suite bathroom and also to a walk in loft space. Finally, further double doors lead to a handy storage cupboard. Rear uPVC window offering beautiful views over the Bristol Channel and indeed, subject to planning, there is great potential for a balcony.







### **En Suite**

9' 7" x 7' 9" (2.92m x 2.36m)

Carpeted and with white suite comprising WC, pedestal basin and bath with tiled splash backs. Velux double glazed rear window which offers Channel views plus a handy eaves style storage cupboard. two recessed ceiling spot lights.

### **Loft Area**

11' 11" x 11' 11" (3.63m x 3.63m)

Dimensions taken at waist level. Room has restricted head space. Ideal for storage. Velux rear window.

### **COACH HOUSE**

A two storey construction with additional lean to storage etc.

### **Garage Area**

28' 8" x 9' 1" (8.74m x 2.77m)

Occupying the ground floor area of the coach house. Accessed via up and over door. Power and lighting.

### **First Floor of Coach House**

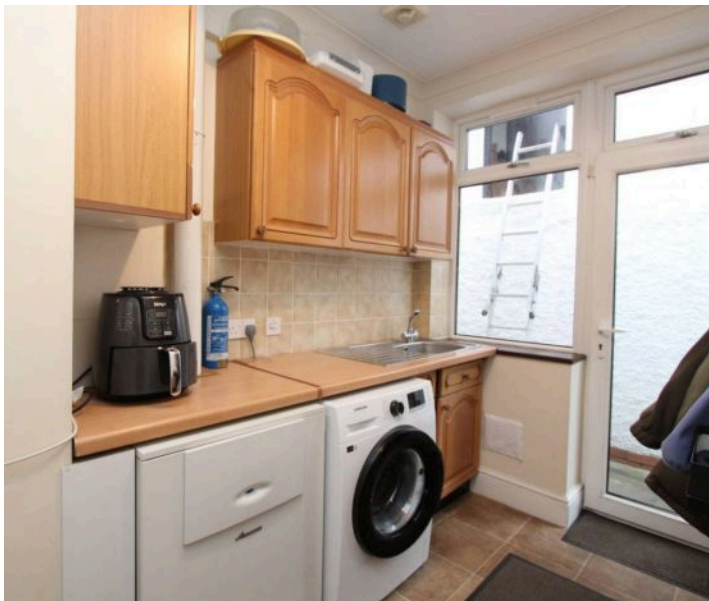
16' 6" x 9' 1" (5.03m x 2.77m)

Accessed via external ladder. General storage area. Power and lighting. Rear uPVC window . This could easily be converted into a living space subject to planning and consent.

### **Lean To**

16' 2" x 7' 1" (4.93m x 2.16m)

A general handy dry store area with a mix of storage units. Power and lighting.







### **FRONT GARDEN**

The drive is flanked by well established mature borders and a vast array of shrubs, plants and trees. Open access leads to both sides of the property. Pillared covered entrance leads to the main porch.

### **REAR GARDEN**

186' 12" x 72' 12" (57m x 22.25m)

Initially with full width patio and this steps down onto two levels of extensive lawn which are flanked by established borders on each side and divided by a central planted section. The rear of the garden has two ponds and further established shrubs etc. Covered seating area. Greenhouse - to remain. The garden has a Southerly aspect to enjoy near all day sunshine.

### **DRIVEWAY**

12 Parking Spaces

Laid with stone chippings and providing parking for approx 12 cars. This feeds around to the right side of the property where you will find the coach house. Open access leads through to the rear garden.



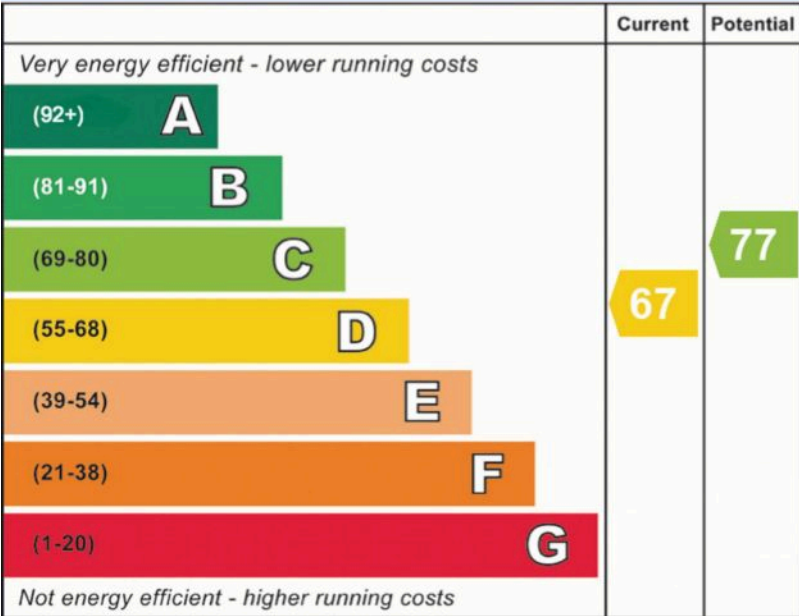








# Energy Efficiency Rating



England, Scotland & Wales

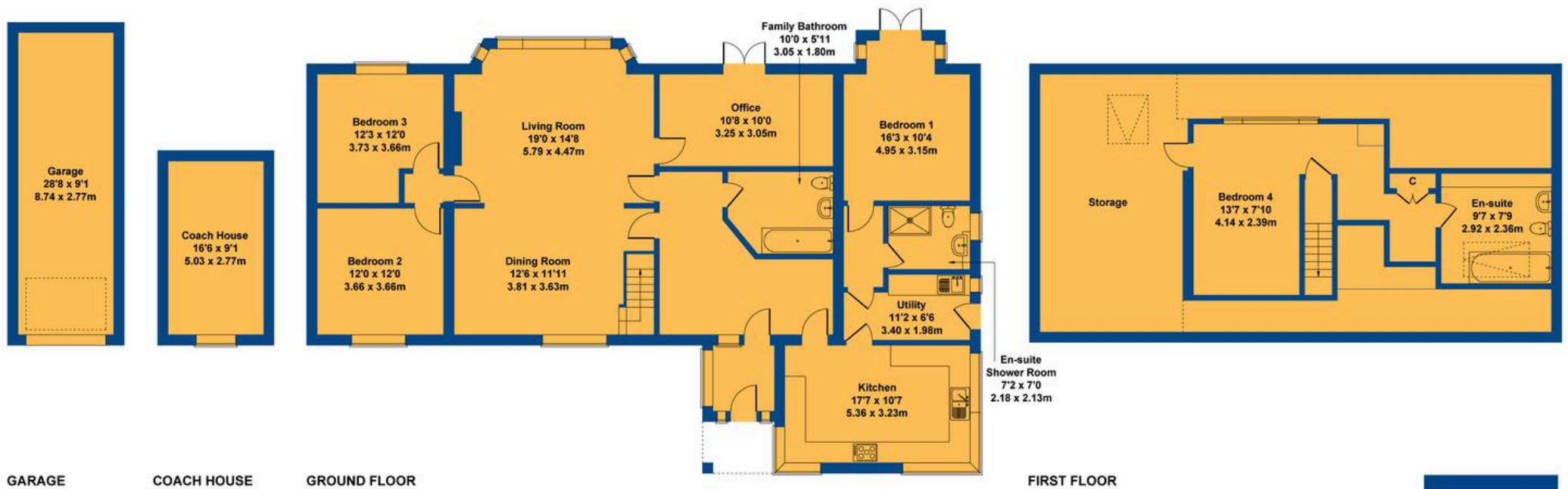
EU Directive  
2002/91/EC





## 115 Fontygary Road

Approximate Gross Internal Area  
2669 sq ft - 248 sq m  
(Excluding Storage)



Not to Scale. Produced by The Plan Portal 2025  
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