





8 Fontygary Road

Rhose

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- STYLISHLY PRESENTED PERIOD SEMI DETACHED
- 4 BEDROOMS AND 4 RECEPTION ROOMS
- FARMHOUSE KITCHEN AND SEPARATE UTILITY/PANTRY
- GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM
- BEAUTIFUL PERIOD FEATURES THROUGHOUT
- ENCLOSED REAR GARDEN WITH HOT TUB
- DETACHED GARAGE WITH POWER, LIGHTING AND HEAT
- EPC RATING OF E53





Entrance Porch - Accessed via uPVC door into porch with surrounding windows. Ceramic tile floor. Solid door with opaque glazing leads to the hall.

Entrance Hallway

A spacious hall with gorgeous original period tiled floor, accessed via a beautiful opaque glazed door with matching side panels. Coat and shoe storage. 2024 carpeted stair case with Oak balustrade and spindle to the first floor. Smooth coved ceiling with roses and picture rail. Radiator. Frosted glazed door to the dining room with arch through to the lounge. Matching doors to the study, kitchen and sun room.

Living Room

18' 6" x 12' 5" (5.63m x 3.78m)

With exposed wood floor boards and shuttered French doors to the front garden. Smooth coved ceiling with rose, picture rail and high skirtings. Stunning period fire place with limed oak fire surround on a quarry tiled hearth and cast iron fireplace inset (open). Radiator.

Dining Room

14' 7" x 13' 10" (4.44m x 4.21m)

With exposed floor boards and period style smooth coved ceiling with rose, picture rail and high skirtings. Front shuttered bay window. Focal point of a quarry tiled fireplace with ornate coal fire set radiator. Arch to living room.

Kitchen

12' 4" x 10' 11" (3.76m x 3.32m)

A beautiful tile flooring and Farmhouse style kitchen with eye level and base units in Shaker style with natural wood work tops. Feature 5 ring Range with single large dual fuel range oven and extractor in chimney breast over. Rear window and ceramic tiled splash backs with matching sill. Belfast sink inset with antique style mixer tap over. Space for further appliances as required. Beautiful beamed ceiling and Bi-fold doors to a pantry cupboard.





Office/Ground Floor Bedroom

11' 1" x 7' 7" (3.38m x 2.31m)

With laminated flooring and two side aspect windows. Radiator. Door to the ground floor shower room/WC.

Shower Room/WC

8' 1" x 5' 9" (2.46m x 1.75m)

With a white WC, pedestal basin and newly fitted (2024) shower cubicle with electric shower. Ceramic tiled flooring, splash backs and walls. Translucent side window and radiator.

Sun Room

14' 9" x 9' 2" (4.49m x 2.79m)

An L-shape and with slate tile flooring, uPVC windows and patio door to the rear garden, panelled to dado level and radiator.

Utility Room

6' 9" x 5' 11" (2.06m x 1.80m)

With slate tile floor and space for appliances (with mid level soft close laundry shelf). Neatly kitted out with shelving and storage.

Landing

Central newly carpeted landing with shuttered rear window. Smooth ceiling and picture rail. Full height storage/airing cupboard. Matching pine doors to the four double bedrooms and bathroom.

Bedroom One

14' 0" x 13' 9" (4.26m x 4.19m)

With a shuttered front rear window this double bedroom has a 2023 laminate flooring, radiator plus cast iron fire place with open coal fire place inset.

Bedroom Two

13' 6" x 12' 8" (4.11m x 3.86m)

A large double bedroom with shuttered front window and 2023 laminate flooring and radiator.





Bedroom Three

11' 8" x 11' 1" (3.55m x 3.38m)

A double bedroom with rear window, 2023 laminate flooring and radiator. Full height storage cupboard.

Bedroom Four

11' 4" x 7' 4" (3.45m x 2.23m)

A super size 4th bedroom with rear window, radiator and 2023 laminate flooring.

Bathroom/WC

7' 4" x 6' 1" (2.23m x 1.85m)

An immaculate family bathroom with fully ceramic tiled floor, splashbacks and walls and a white suite comprising WC, basin with vanity cupboard under and bath. Side translucent window. Cosmetics mirrored fronted cabinet. Loft hatch.

Large Detached Garage

16' 9" x 14' 8" (5.10m x 4.47m)

A detached garage with power, lighting and heating. It is accessed by electric/remote roller door.

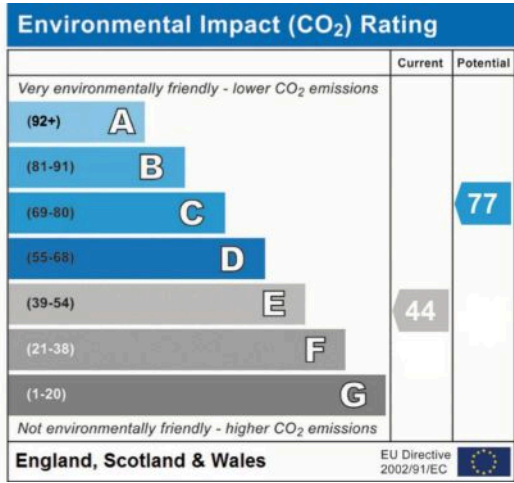
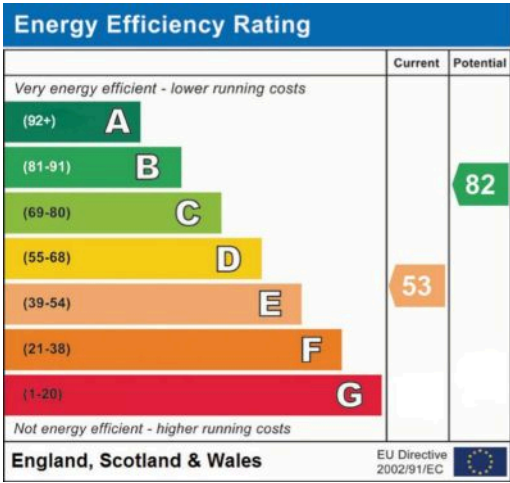
Front Garden

With steps up from the pavement, the front garden is enclosed and mostly lawned. The pedestrian walkway then extends to the side via a slabbed pathway which in turn leads to the rear garden and garage.

Rear Garden

An initial patio area then a raised lawn and a gazebo style construction housing a hot tub which will remain. Pedestrian access to a rear parking space, which in turn leads to the large detached garage.









8 Fontygary Road, Rhoose

Approximate Gross Internal Area
2271 sq ft - 211 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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