







## 22 Fonmon Park Road

Rhoose, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- IMMACULATE 3 BEDROOM SEMI DETACHED
- FRONT TO BACK LOUNGE AND DINING ROOM
- REFITTED KITCHEN WITH APPLIANCES
- WHITE BATHROOM SUITE WITH SHOWER
- ENCLOSED REAR GARDEN WITH PATIO & FALSE LAWN
- GAS CH; UPVC; SINGLE GARAGE







### Entrance Hall Area

Accessed via a covered storm porch and through a uPVC door. Carpeted stairs lead up to the first floor and a laminate flooring extends in to the open plan lounge/diner. Radiator, gas meter and fuse-box.

### Lounge/Dining Room

25' 2" x 13' 1" (7.66m x 3.98m)

A front to back room with laminate flooring, front window and French style uPVC doors to the rear garden. Radiator and smooth coved ceiling. Handy under stair storage cupboard.

### Kitchen

8' 3" x 8' 2" (2.51m x 2.49m)

Refitted by the current owners and comprising high gloss units complemented by modern work tops. Integrated appliances include a 4 ring gas hob with oven under and contemporary extractor hood over, dishwasher, washing machine and dishwasher. A refitted wall mounted combi boiler (concealed) fires the gas central heating. Ceramic tiled flooring, splash-backs and sill with rear window. Smooth ceiling.

### Landing

Carpeted and with matching doors leading to the three bedrooms, a linen cupboard and bathroom. Loft hatch.

### Bedroom One

10' 2" x 8' 9" (3.10m x 2.66m)

A double bedroom with laminated flooring, radiator and front window. Recessed triple wardrobe excluded from dimensions given.

### Bedroom Two

9' 7" x 7' 8" (2.92m x 2.34m)

With a laminated flooring, radiator and rear window.





### **Bedroom Three**

7' 7" x 6' 9" (2.31m x 2.06m)

With a laminated flooring, radiator and rear window.

### **Bathroom/WC/Shower**

6' 4" x 5' 8" (1.93m x 1.73m)

Beautifully refitted by the current sellers and with a white suite comprising WC, pedestal basin and bath with thermostatic shower over with fixed rainfall head and adjustable rinse unit. Glazed screen plus ceramic tiled splash-backs, walls, floor and sill with opaque rear window. Ladder style chrome heated towel rail.

### **Garage**

Accessed by an up and over door from the front.







### **FRONT GARDEN**

Mainly laid to lawn with retaining brick wall. Further pretty stone chipped area and a path leads to the front door.

### **REAR GARDEN**

Initially with an interlocking brick patio. Steps lead up to an astro-turf level area enclosed by block wall. Handy enclosed side space ideal for storage/recycling etc and there is also a practical side gate.

### **GARAGE**

Single Garage

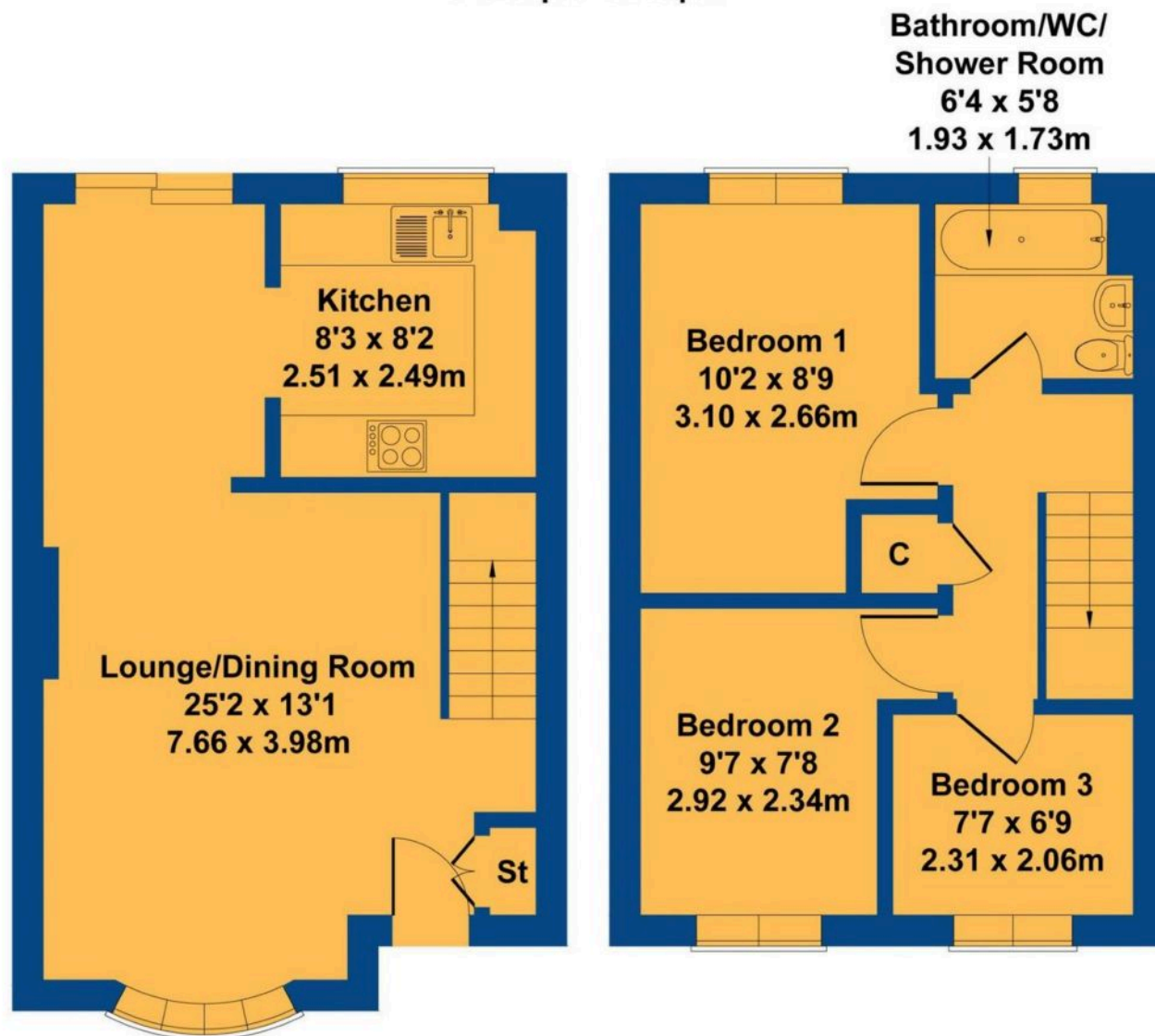
A single garage as previously mentioned





# 22 Fonmon Park Road

Approximate Gross Internal Area  
742 sq ft - 69 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

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