





1 The Nurseries

Fontygary Road, Barry

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IMPRESSIVE AND VERSATILE DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- 5 RECEPTION ROOMS INCLUDING AN ORANGERY
- DETACHED DOUBLE GARAGE
- VERY PRIVATE AND ENCLOSED GARDEN
- NO ONWARD CHAIN
- EPC D64





Hallway

27' 2" x 12' 6" (8.28m x 3.81m)

Accessed via uPVC glazed front door with adjacent opaque glazed panel. Oak effect flooring. Radiator. Oak doors give access to rooms.

Kitchen Breakfast Room

19' 0" x 12' 6" (5.79m x 3.81m)

A beautiful fitted kitchen with a wide range of fitted wall and base units. Complementing work surfaces with sink unit and mixer tap. Integrated appliances include Induction hob with ceramic splash back and extractor hood over, electric oven and dishwasher. Space for tall fridge freezer. Front aspect window and ceiling spotlights plus down-lighting pendant. Open to sitting room.

Sitting / Dining Room

24' 9" x 12' 10" (7.54m x 3.91m)

Beautiful reception area with Oak effect floor and two Velux windows. Focal point of feature fireplace with marble hearth and surround. Contemporary upright radiator. Bi-fold doors to orangery plus uPVC door to the front of the outside front.

Orangery

18' 5" x 12' 2" (5.61m x 3.71m)

A beautiful reception room with Oak effect floor and clear glass roof. Bi-fold doors and radiator.

Utility

7' 7" x 7' 2" (2.31m x 2.18m)

A modern utility with a range of fitted wall and base units and space for appliances, as required. Inset sink with mixer tap. Wall mounted boiler. Vinyl flooring and inset spot lights. Door to WC / cloaks.

WC

7' 7" x 3' 10" (2.31m x 1.17m)

Modern white suite comprising WC with button flush and wash basin set into vanity unit. Inset ceiling lights and vinyl floor. Upright heated towel rail.

Lounge

29' 1" x 17' 2" (8.86m x 5.23m)





and vinyl floor. Upright heated towel rail.

Lounge

29' 1" x 17' 2" (8.86m x 5.23m)

A much larger than average lounge with beautiful Oak effect floor. Bi-fold doors onto patio area plus further set of uPVC doors. Radiators.

Bedroom One

23' 8" x 14' 8" (7.21m x 4.47m)

An excellent sized, carpeted bedroom accessed from the inner hall with rear aspect window. Wide range of fitted bedroom furniture. Radiator. Door off to the second lounge.

Second Lounge

24' 1" x 22' 6" (7.34m x 6.86m)

Another excellent sized reception space to the rear of the property. Velux windows and Oak effect flooring. Doors to conservatory, sliding doors to garden, plus internal doors to shower room and utility / kitchenette.

Conservatoy

12' 4" x 10' 5" (3.76m x 3.18m)

Pitched roof with uPVC windows all round. Doors to garden. Oak effect flooring.

Utility / Kitchenette

7' 1" x 7' 2" (2.16m x 2.18m)

Fitted with a range of high gloss units with work surfaces over. Inset sink unit and mixer tap. Concealed boiler. Oak effect flooring and partial glazed door to rear garden.

Shower Room

9' 9" x 7' 1" (2.97m x 2.16m)

Wet room comprising fitted shower - rainfall style head and separate rinser, wash basin and low level WC. Cladded pvc walls and opaque window. Upright heated towel rail.

Bedroom Two

18' 11" x 11' 4" (5.77m x 3.45m)

Another excellent sized carpeted double bedroom with uPVC window to orangery. Radiator. Range of fitted bedroom furniture and door to Jack and Jill bathroom.





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Jack and Jill Bathroom

11' 4" x 7' 4" (3.45m x 2.24m)

Three piece suite comprising walk in shower cubicle with electric shower inset, WC and wash basin. Tiled walls and flooring. Radiator. Opaque window and heated towel rail. Door to other bedroom.

Bedroom Three

9' 9" x 8' 8" (2.97m x 2.64m)

Carpeted double bedroom with side aspect window and radiator.

Main bathroom

9' 8" x 8' 8" (2.95m x 2.64m)

Three piece suite comprising claw foot bath with mixer tap and shower attachment, WC and wash basin. Tiled walls and flooring. Radiator. Opaque window to side and inset ceiling lights.





FRONT GARDEN

Double gates access the front forecourt laid to tarmac and pathway to front door. Established shrubs and borders.

REAR GARDEN

A very private and enclosed garden with established shrubs and trees. Large pergola, shed and raised seating area with artificial lawn.

GARAGE

Double Garage

Detached double garage

DRIVEWAY

2 Parking Spaces

Accessed via double gates and tarmac driveway for several cars.

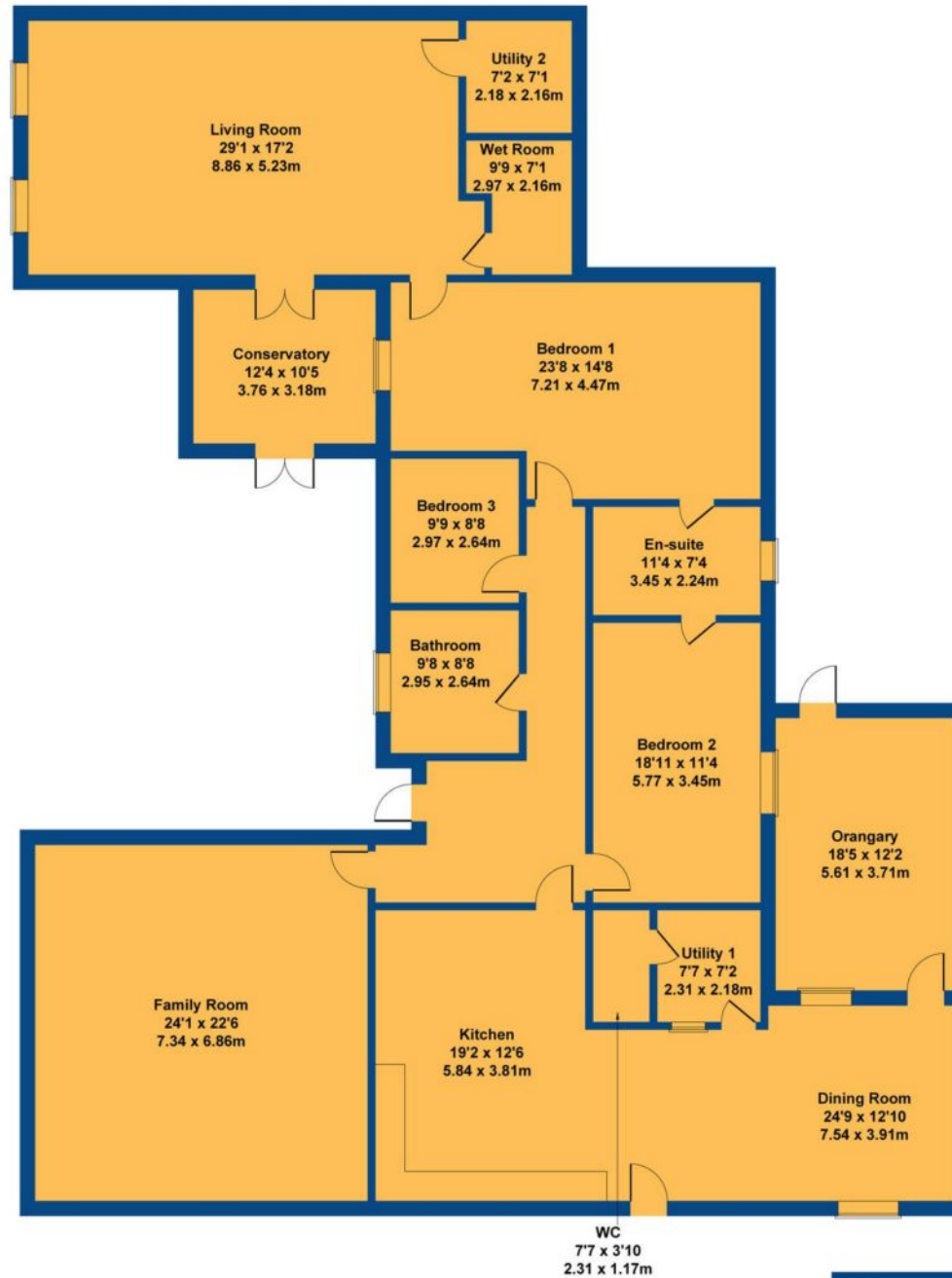






1 The Nurseries Fontygary Road Rhoose

Approximate Gross Internal Area
3335 sq ft - 310 sq m



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



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