





## 4 Fonmon Park Road

Rhoose,

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D68

- SPACIOUS DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE, EXTENDED SUN ROOM PLUS SECOND RECEPTION/ PLAYROOM
- UTILITY, WC AND OFFICE
- WHITE 4 PIECE BATHROOM SUITE
- EPC D68
- LARGE DRIVEWAY





### Entrance Porch

5' 3" x 5' 0" (1.60m x 1.53m)

Accessed via opaque glazed uPVC door with matching side panels and windows to both sides. Tiled effect laminate floor. Fully glazed door to lounge.

### Lounge

13' 3" x 14' 4" (4.05m x 4.38m)

Carpeted lounge with front aspect bay window. Radiator and stone feature fireplace. Open to dining and sun room.

### Office

8' 5" x 6' 5" (2.57m x 1.96m)

Carpeted with front aspect window and radiator.

### Dining and Sun Room

15' 7" x 8' 4" (4.74m x 2.55m)

Carpeted with rear aspect window and double opening doors to the garden. Radiator.

### Inner Hall

Laminate floor and stairs leading to the first floor. Door to kitchen.

### Kitchen 11' 10" x 7' 4" (3.60m x 2.24m)

Fitted with a wide range of eye level and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for tall fridge freezer and space and plumbing for further appliances as required. Stand alone oven and hob. Ceramic tile floor. Window and door to rear garden. Open to rear hall which in turn gives access to the utility and play room / reception room.

### Rear Hall

Tile floor and open door access to the utility and play room.

### Utility WC 8' 2" x 6' 6" (2.49m x 1.97m)

Continuation of the tiled floor, a handy utility area which also has a WC. Fitted units, secondary sink unit and further space and plumbing for appliances. Rear aspect window.

### Playroom

15' 7" x 7' 3" (4.76m x 2.20m)

A handy reception room ideal as a playroom perhaps.





### Playroom

15' 7" x 7' 3" (4.76m x 2.20m)

A handy reception room ideal as a playroom perhaps. Laminate floor and front aspect window. Fitted storage cupboards.

### Landing

Carpeted landing with loft hatch and doors to three bedrooms, bathroom and airing cupboard - houses the Vailant combi boiler.

### Bedroom One

10' 6" x 10' 5" (3.19m x 3.18m)

Carpeted double bedroom with front aspect window and radiator.

### Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m)

Carpeted double bedroom with rear aspect window and radiator.

### Bedroom Three

9' 7" x 6' 6" (2.92m x 1.99m)

Carpeted single bedroom with front aspect window and radiator.

### Bathroom

7' 5" x 6' 11" (2.27m x 2.10m)

A four piece bathroom suite in white comprising panelled bath with mixer tap, close coupled WC with concealed cistern and button flush, wash basin set into vanity unit and a fully tiled shower cubicle - thermostatic inset shower with fixed rainfall head and separate adjustable rinser. Ladder heated towel rail. Rear aspect window. Tiled floor. Measurements exclude depth of cubicle.





## GARDEN

An attractive front with stone chippings and established borders.

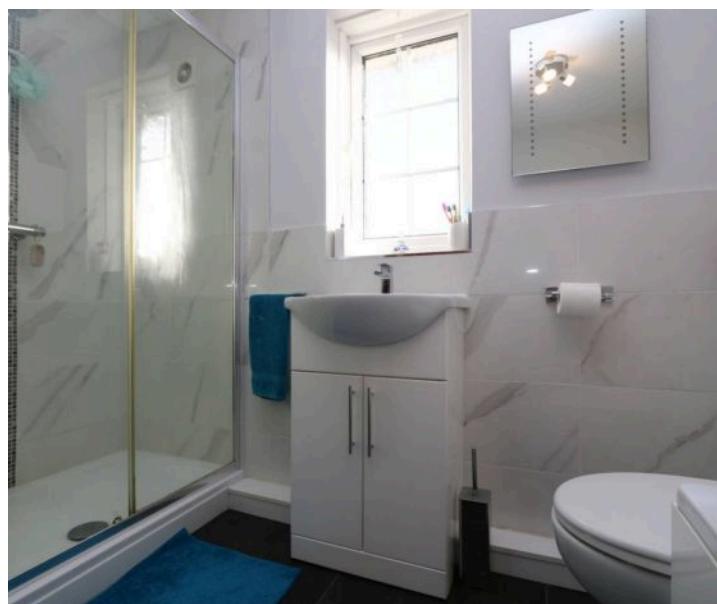
## REAR GARDEN

A Southerly aspect garden of low maintenance with chippings, stepping stones, patio and pergola. Garden shed.

## DRIVEWAY

4 Parking Spaces

Off road parking for 4 cars.





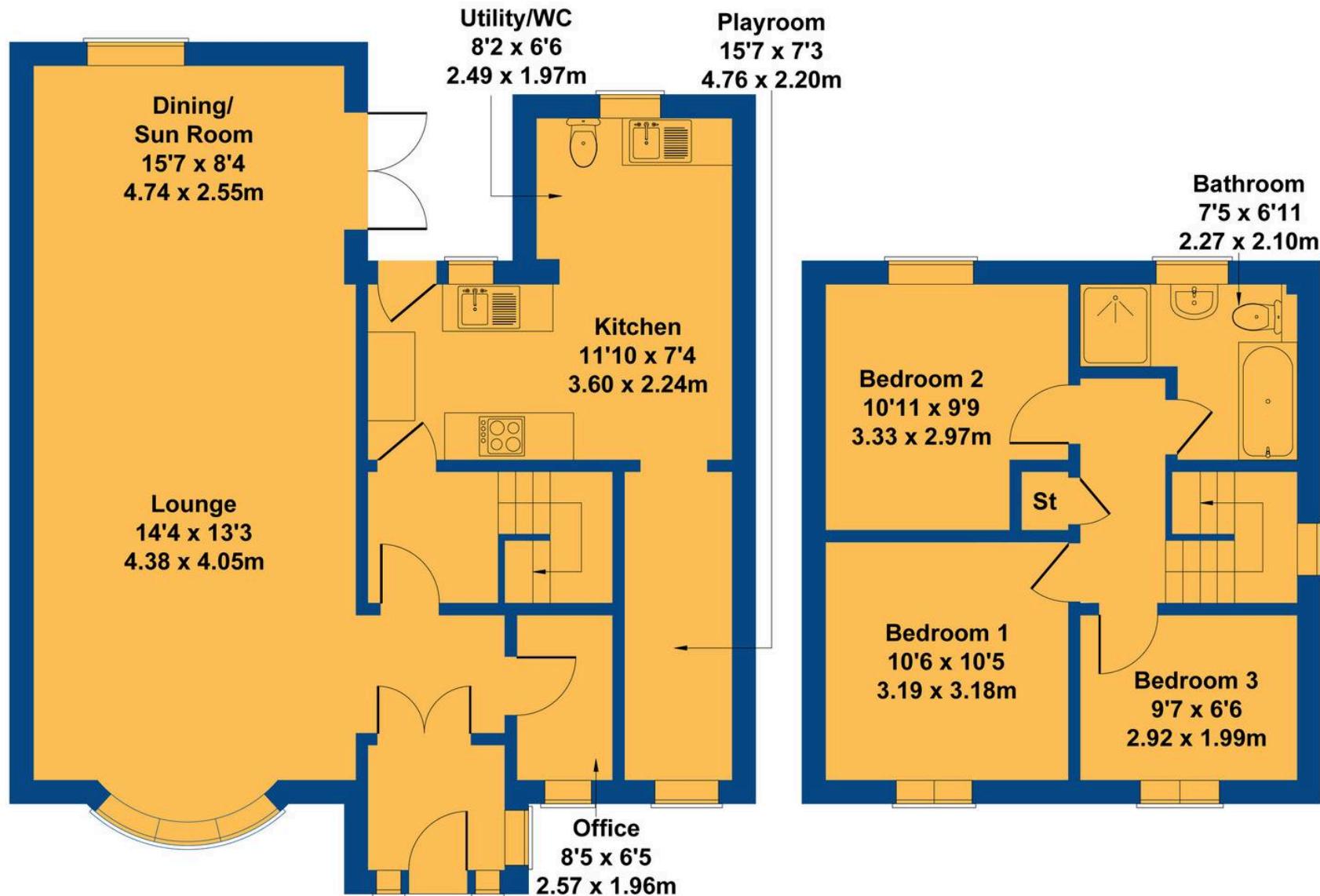


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	76
(55-68)	<b>D</b>	68
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

# 4 Fonmon Park Road

Approximate Gross Internal Area  
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2025  
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