



**15 Fonmon Road**  
**Rhose, Vale of Glamorgan, CF62 3DZ**









# 15 Fonmon Road

Rhose,  
Vale of Glamorgan, CF62 3DZ

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**£429,950** Freehold

## 3 Bedrooms : 2 Bathrooms : 3 Reception Rooms

A detached bungalow in very good order and enjoying a westerly aspect, overlooking farmland and, to the far distance, the Bristol Channel. Spacious accommodation currently includes: living room, dining room, kitchen and conservatory. Three double bedrooms, one en-suite. Also adapted shower room. Large garden to the front; driveway parking; garage. Enclosed garden to the rear enjoying a westerly aspect. Potential to extend into attic space as other nearby properties have done.

EPC rating: TBC

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### Directions

On entering the village of Rhose coming from East Aberthaw, turn left at the 'Fontygary Inn' into Fonmon Road. No 15 will be to your left after about 150 yards. If approaching from Cardiff, travel the length of the village of Rhose and turn right at the 'Fontygary Inn' into Fonmon Road.

- Cowbridge 8.4 miles
  - Llantwit Major 6.8 miles
  - Cardiff City Centre 13.7 miles
  - M4 (J33) 12.6 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

### ABOUT THE PROPERTY

- \* A detached, three bedroom bungalow set on a generous plot.
- \* The bungalow enjoys a westerly aspect and looks over fields and farmlands and, to the far distance, the Bristol Channel.
- \* Entrance hallway with exposed woodblock flooring which extends through into the lounge and also the dining room.
- \* Family lounge with broad picture window to the front elevation; double doors lead from here into dining room.
- \* The dining room links the kitchen to the lounge and has the conservatory beyond.
- \* Conservatory to the rear of the property looking over the rear garden and enjoying a westerly aspect; double doors open to a patio area with garden beyond.
- \* Fitted kitchen including a good range of units with space remaining for a dining table.
- \* Bedroom one is a double bedroom with window to the front elevation and has its own en-suite shower room.
- \* Bedroom two is a good double bedroom with broad window overlooking rear garden.
- \* Bedroom three is accessible from dining room and with window overlooking rear garden.
- \* An adapted shower room has a walk-in shower area.

### GARDENS AND GROUNDS

- \* Entry from Fonmon Road through gated entrance onto long driveway with ample parking.
- \* Front garden is screened from the road by fencing and hedging.
- \* Driveway runs past the lawned garden and leads to the garage.
- \* Garage is accessed via an up and over door.
- \* To the rear of the property is a garden space running the width of the plot and beyond which is a paddock.
- \* Rear garden enjoys a westerly aspect looking over fields and, to the far distance, the Bristol Channel is visible.
- \* Garden itself mainly laid to lawn and is screened from neighbouring properties by hedging.
- \* Paved patio area accessible directly from kitchen and from conservatory.
- \* Paths to two sides run from the front to the rear of the property.

**NB** Sale of the property is subject to Grant of Probate

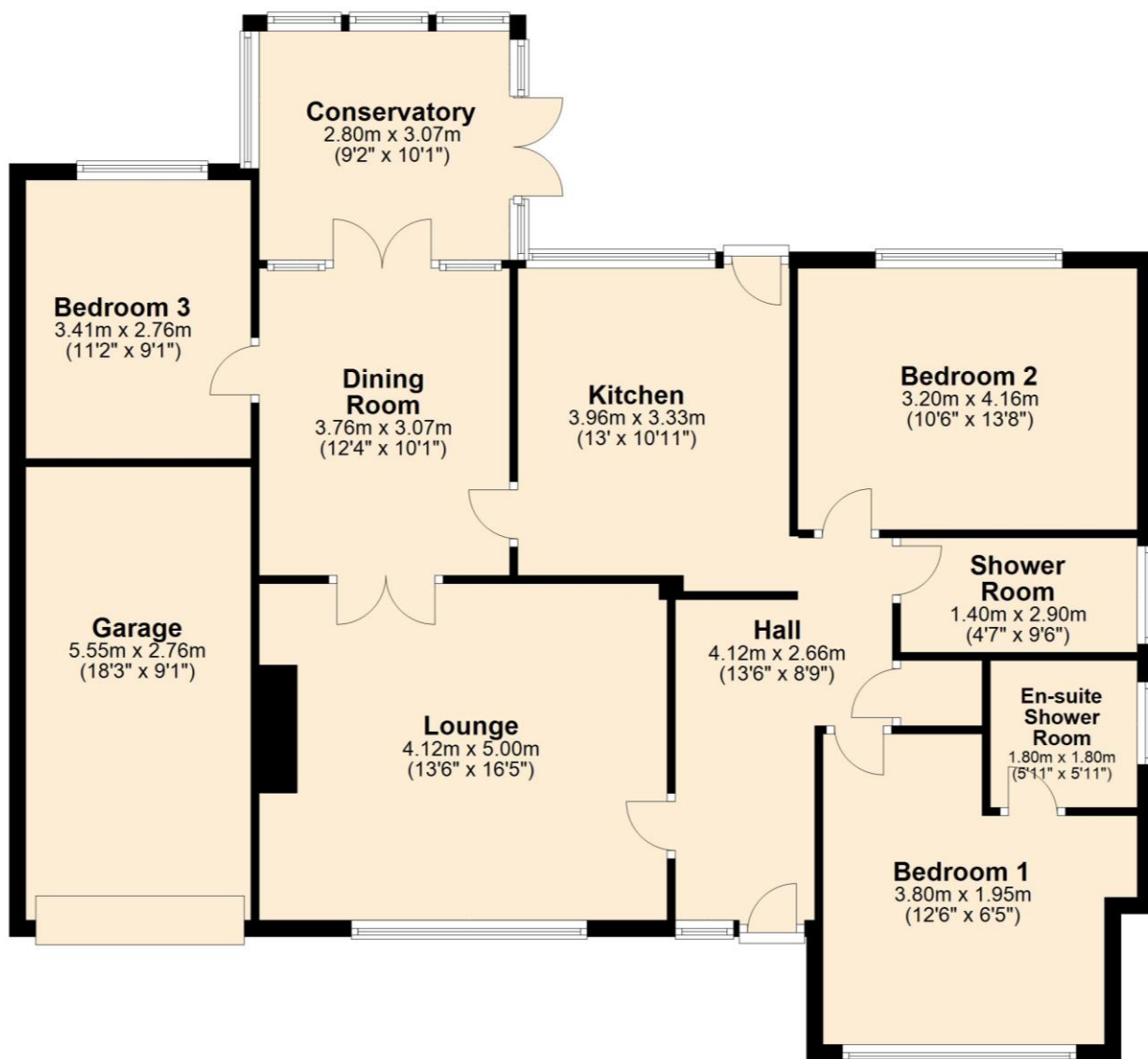
### TENURE AND SERVICES

Freehold. All mains services connected to the property. Gas fired combi central heating.



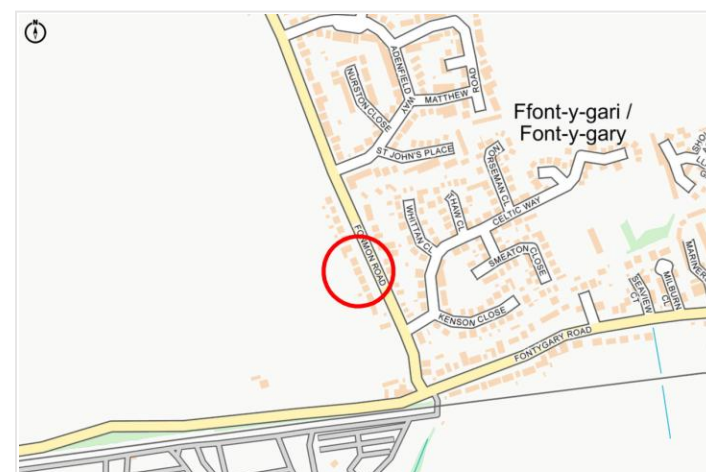
## Ground Floor

Approx. 126.7 sq. metres (1363.8 sq. feet)



Total area: approx. 126.7 sq. metres (1363.8 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.







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