



Polmont, 34, Fonmon Road
CF62 3DZ

Watts
& Morgan



Polmont, 34, Fonmon Road

Rhose, CF62 3DZ

£499,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented, detached family home with deceptively spacious accommodation. Living room opening to dining room with garden beyond, contemporary kitchen and breakfast area. Also cloakroom and generous utility room. Principal bedroom with en suite shower room, three further double bedrooms and a fifth child's bedroom / study. Driveway parking; integral garage/store. Enclosed, sheltered and well tended garden to rear. EPC rating: D65

Directions

From East Aberthaw, enter the village of Rhose and turn left at the 'Fontygary Inn' into Fonmon Road. Polmont will be located to your right, about 150 metres after the turning into Celtic Way and 50 metres before the turning into Adenfield Way. If approaching from Cardiff, travel the length of the village of Rhose and turn right at the 'Fontygary Inn' into Fonmon Road

Your local office: Cowbridge

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Summary of Accommodation

SUMMARY

An immaculately presented, move-in ready detached family home with deceptively spacious accommodation. Living room opening to dining room with garden beyond, contemporary fitted kitchen and breakfast area looking out over the garden. Also ground floor cloakroom, generous utility room and integral garage/store. To the first floor: principal bedroom with en suite shower room, three further double bedrooms and a fifth nursery / child's bedroom / study. Driveway parking and garage/store. To the rear of the property is an enclosed, sheltered and well tended garden.

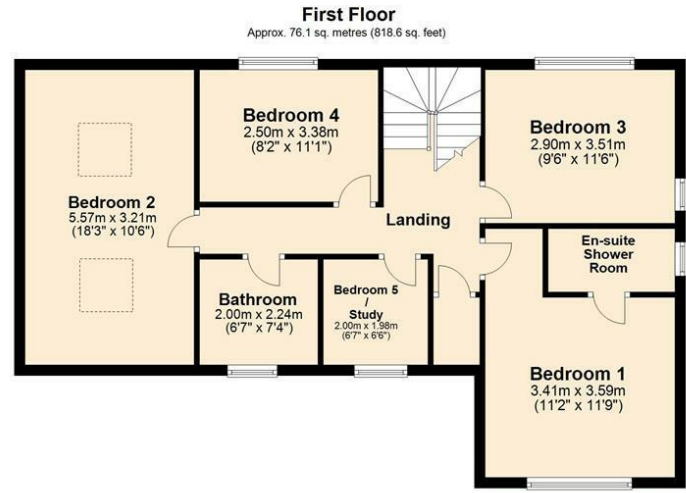
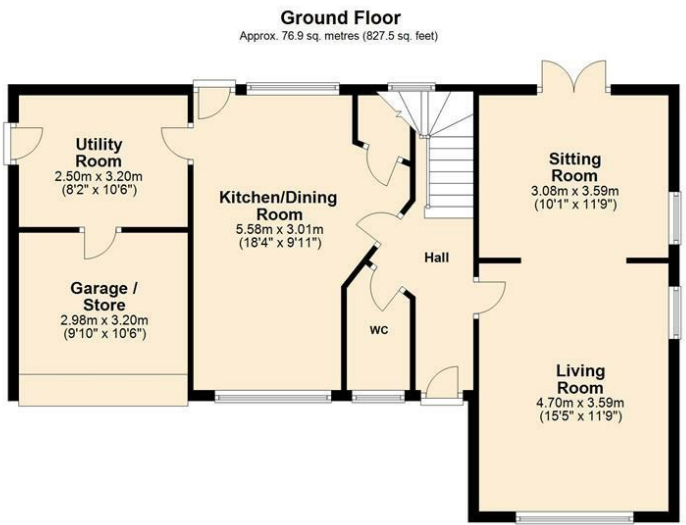
SITUATION

Rhoose provides a mixture of old and new properties located close to the coast. The Village offers a popular primary school - a 'feeder school' for Cowbridge Comprehensive - a number of shops and eateries and a train station allowing for good transport links. The near by town of Barry offers a great number of facilities and open spaces. Rhoose is situated in the Vale of Glamorgan and is surrounded by some delightful countryside yet is still within easy commuting distance of major centres such as the Capital City of Cardiff and Bridgend, as well as being in close proximity to Cardiff International Airport.

ABOUT THE PROPERTY

- * A modern, detached family home in immaculate, move-in ready condition.
- * Built in the year 2000, the property has been exceptionally well maintained and offer deceptively spacious accommodation.
- * Entrance porch opens into a central ground floor hallway off which stairs lead to the first floor; doors lead into the living room with dining room beyond and also into the kitchen-breakfast room.
- * One further door leads to a ground floor cloakroom.
- * Generous size family lounge with window looking to the front elevation. It has, as a focal feature, a simple, painted timber mantelpiece and fire surround with gas fire resting on the hearth.
- * An open arch links directly into the sitting room positioned to the rear of the property and looking out over - with doors opening to - the rear garden.
- * Kitchen/dining space is a superb, contemporary space with a very neat store to one corner under the stairs
- * The kitchen area looks to the front of the property and features a good range of storage units with gas hob and double electric oven to remain. Space and plumbing for a dishwasher and for a low level fridge.
- * The kitchen is open plan to a large dining area with ample room for a family sized table.
- * Tiled floor to kitchen continues directly into a utility room, an especially large room created by sub-dividing part of the garage.
- * It includes space/plumbing for a washing machine and for further appliances and includes additional storage cupboard.
- * A door from the utility room leads to the side entrance and an internal fire door leads to the garage.
- * The kitchen has a door opening to the rear garden and an adjacent window looking to the same.
- * To the first floor landing area has doors leading to all bedrooms and to the family bathroom. Cupboard to landing, next to main bedroom.
- * Principal bedroom is a good double room positioned to the front of the property with it's own en suite shower room.
- * A second very large guest bedroom is to the opposite end of the property and is open to the pitch of the roof with velux skylight windows.
- * A third bedroom, adjacent to the master bedroom, is currently fitted as a dressing room with fitted storage units to remain. The four largest bedrooms are all double in size.
- * A fifth bedroom is ideally suited for a child's bedroom/nursery or, as it's used today, as a study.
- * Modern family bathroom with 3-piece suite bathroom suite.



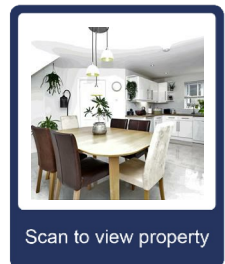


Total area: approx. 152.9 sq. metres (1646.2 sq. feet)

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

Polmont, 34 Fonmon Road, Rhoose

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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