



108 Fontygary Road
Rhoose, Vale of Glamorgan, CF62 3DU

Watts
& Morgan



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Guide price: £795,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An immaculately presented family home set within a large plot of about 1/3 of an acre and providing 4 double bedrooms. With far reaching views over the area onto the Bristol Channel, the accommodation includes: large family living room, study/playroom, kitchen with adjacent breakfast area and orangery. Also ground floor WC and utility room. Principal bedroom with en suite shower room, 3 further double bedrooms and contemporary family bathroom with bath and separate shower cubicle. Significant parking space and garden to the front with while, to the rear, there is a wonderfully sheltered, low maintenance garden area with lawn, sitting areas, storage and greenhouse.

EPC rating: C72

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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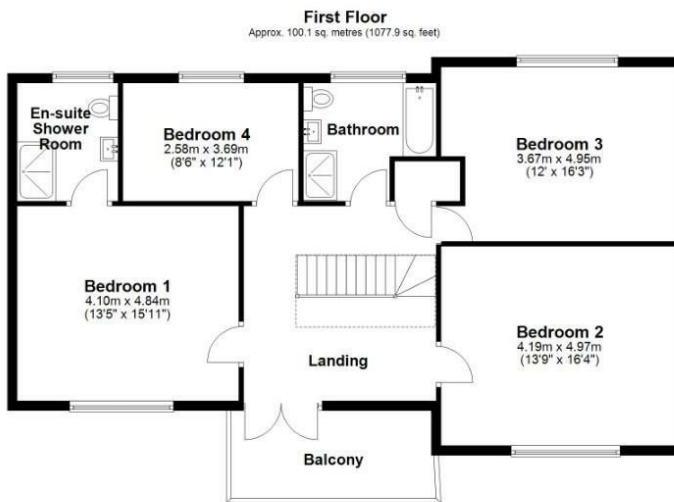
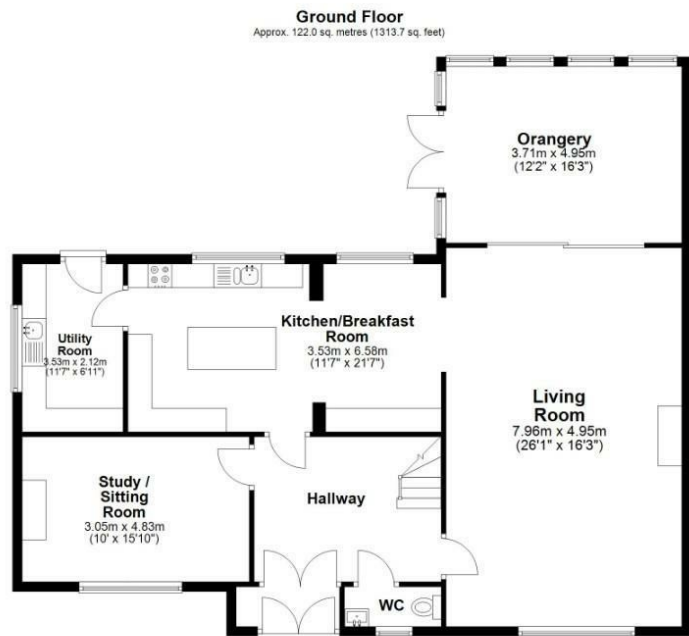
Summary of Accommodation

About the property

This superb, detached family home is understood to have been built in the mid 1980s and is set within a great sized plot of about 1/3 of an acre. In recent years it has been improved, including the addition of a garden room extension and refurbishment of bathrooms and kitchen etc. It now provides a deceptively spacious family home with 4 double bedrooms and well-proportioned living accommodation. A covered entrance porchway leads into a central ground floor hall with wooden flooring and from which doors radiate into all the principal rooms; a staircase leads to the first floor whilst an additional door opens into the ground floor WC. The family living room is a great, large space with a broad window to the front elevation and sliding doors to the rear opening directly into the garden room. It has, as a focal feature, a contemporary gas fire recessed within a chimney breast. There is ample space here for seating and for a dining area. Positioned to the rear of the property and over-looking the garden, a generously sized orangery looks over the same. It has double, French doors opening to a paved patio area leading to the driveway or to the garden itself. A second reception room, also looking to the front of the property, is currently used as a home study but available for many and varied uses from second sitting room to playroom etc. A sleek modern kitchen opens to an adjacent breakfast area, both looking over the rear garden. The kitchen area itself includes granite work surfaces and appliances to remain including 'Belling' double oven and hob, freestanding fridge and integrated dishwasher. The breakfast area retains ample room for a sized dining table and provides additional storage with a wine fridge to remain. The breakfast area links, via an open square arch, into the family living room.



To the first floor, a central galleried landing area has doors leading to all 4 double bedrooms and to the family bathroom. An additional set – a more recent addition to the property – of French doors opens to a balcony area above the porch from which there are commanding views over the front garden, Fontygary Road and onto the Bristol Channel beyond. Reaching as far as Hinkley Point and Minehead. The largest, master bedroom enjoys the same view in a southerly direction and includes built-in wardrobes to the bedroom and a stylish, contemporary en-suite shower room with power shower and electric underfloor heating. The 3 other bedrooms are all doubles. Bedrooms 2 and 3 both including fitted/built-in wardrobes and storage. These 3 bedrooms share use of the family bathroom with its modern bath and separate shower cubicle.



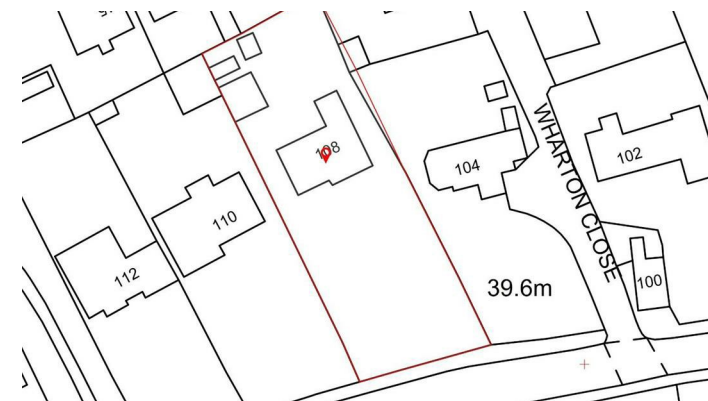
Total area: approx. 222.2 sq. metres (2391.6 sq. feet)

Garden & Grounds

The property itself runs onto Fontygary Road and is within easy reaching distance of local amenities and the school. A double width gated entranceway leads onto the driveway, this sweeping drive being partly block paved and having some presscrete areas allowing for a number of cars to park safely. A path leading through a lawned front garden to the principal entrance doorway. The driveway itself continues to the side of the property and leads to the detached double garage (approx. max 5m x 5.9m) accessed via an electric double width up and over door. The garage has power connected and boarded eaves storage area access via a pull-down ladder. The rear garden is a wonderfully sheltered family space offering a number of areas and including a slate-paved seating area accessed directly from the garden room. This, in turn, leads up to a larger lawn with a decked seating area to one corner, positioned to catch the sun throughout the day. A greenhouse, a timber summerhouse, pergola and storage shed all to remain.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating (new boiler 2023). Council tax: Band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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