



 5  3  2
Fonmon Road, Rhoose Barry
£499,000

 peter
alan

01446 733224
barry@peteralan.co.uk



About the property

WELL PRESENTED PROPERTY - POTENTIAL TO EXTEND *STPP* Briefly comprising of an entrance hallway, an open plan kitchen/diner/living room, a spacious lounge with bi fold doors to the garden, the fifth bedroom currently being used as an office and a shower room. To the first floor, four double bedrooms with an en-suite to the master bedroom and a family bathroom. To the front, a spacious front garden with double gates and a block paved driveway leading to a garage with a utility room behind. To the rear, a larger than average enclosed garden, with a decked terrace leading from the living room, a pond, a summer house currently used as an office, an outdoor kitchen and a further decked terrace with pergola providing additional seating areas ideal for entertaining. ***Planning permission granted for single storey extension - please contact branch for full information***

The property is close to local amenities; Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment, easy access to link roads leading to the M4 corridor and on public transport routes.

Accommodation

Entrance Hall

Tiled floor, entrance to kitchen/diner.

Kitchen/Dining/Living Room

22' 3" x 14' 1" (6.78m x 4.29m)

Window to front, door to rear garden, wall and base units, double oven, five ring hob and extractor, double Belfast sink and drainer, integrated microwave, space for fridge and dishwasher, tiled floor, space for dining table. Open to living space with window to front, wooden floor and radiator.

Lounge

21' 9" max x 14' 3" max (6.63m max x 4.34m max)

window to side, bi fold doors to rear garden, carpet, radiator, storage cupboard, stairs to first floor.

Bedroom 5/Study

11' x 14' (3.35m x 4.27m)

Currently used as a study, French window style door to garden, radiator, wooden floor.

Shower Room

Window to side, shower, wc, sink, heated towel rail, tiled floor.

Landing

Velux style window, carpet, large walk in storage cupboard, doors to bedrooms and family bathroom.

Bedroom 1





13' 7" max x 10' 9" max (4.14m max x 3.28m max)
 Window to front, carpet, radiator, built in storage, door to en suite.

Ensuite

Velux style window, shower, wc, sink, radiator, tiled floor.

Bedroom 2

10' 9" max x 10' (3.28m max x 3.05m)
 window to rear and velux style window, built in storage cupboard, carpet, radiator.

Bedroom 3

10' 5" x 11' 9" max (3.17m x 3.58m max)
 Window to rear, velux style window to side, built in storage cupboard, carpet, radiator.

Bedroom 4

13' 7" x 8' 4" (4.14m x 2.54m)
 Window to front, velux style window to side, carpet, radiator, built in wardrobe.

Bathroom

Velux style window, bath with shower over, wc, sink, radiator, tiled floor.



Rear Garden

Summer House

9' 1" x 12' 4" (2.77m x 3.76m)
 Wood panelled ceiling and walls. Power and lighting.

Utility Room

8' x 7' 7" (2.44m x 2.31m)
 window to rear, wall and base units, space and plumbing for washing machine and tumble dryer.

Garage

Electric roller shutter door, Power and lighting







01446 733224

barry@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

