



Oaklands, Fonmon, CF62 3BJ

The Vale of Glamorgan

Fixed Price £595,000

# Oaklands

Fonmon, Barry

Travelling from Cardiff on the A48, turn left at the traffic lights before Bonvilston onto the A4226 (Five mile lane) Follow this road until you reach the roundabout on the approach to Barry. Take the third exit onto the A4226 heading west towards St Athan and Llantwit Major. Go straight on, at the next two roundabouts, taking the next turning left, passing Cardiff Wales Airport and take the next turning left towards the Hamlet of Fonmon. On entering Fonmon turn immediately left (before the village pond on your right) up a private lane. Oaklands lies towards the top of the lane on your left hand side.

What3words knots.equal.giraffes

Deceptively spacious and flexible 4 bedroom, 4 reception room detached home with direct countryside views.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Deceptively spacious and flexible 4 bedroom, 4 reception roomed detached home with direct countryside views.

Composite entrance door to outer HALLWAY, ceramic tiled floor and double glazed windows, internal door and side panels to large central RECEPTION HALLWAY, spindle staircase to first floor with useful under stairs cupboard, door to LIVING ROOM, UPVC double glazed bay window to front garden, window to rear, electric fire with surround and marble hearth. Double doors to DINING ROOM connecting door to kitchen. Separate SITTING ROOM, herringbone patterned block floor, double glazed bay window to front. BREAKFAST ROOM, tiled floor, recessed feature fireplace with cupboards to either side, window to side and to rear garden, open plan to KITCHEN, range of 'Shaker' style base and wall cupboards with roll top work surfaces, matching island unit, stainless steel sink and drainer, stainless steel Cooking Range and extractor to remain. Space for dishwasher and fridge, ceramic tiled floor, windows and double glazed door to rear garden. Ground floor SHOWER ROOM, large walk-in shower cubicle with glazed screen, low level WC and wash hand basin with vanity storage below, airing cupboard with lagged tank, chrome heated towel rail, frosted double glazed windows.

Quarter turn staircase to first floor LANDING, large rear landing with window to rear garden, eaves cupboard with hanging rail and doors to MASTER BEDROOM, a large double with window to side and french doors to a decked rear balcony with splendid views. Adjacent FAMILY BATHROOM, containing white panelled bath, low level WC and wash hand basin with vanity cupboards, tiled floor, part tiled walls, chrome heated towel rail and frosted double glazed window. BEDROOM 2, large room with part pitched ceiling, double glazed window to side and access to an open fronted eaves wardrobe. DOUBLE BEDROOM 3, part pitched ceiling and double glazed window to rear. BEDROOM 4, accessed from front landing, with eaves cupboards, pitched ceiling with Velux windows and BATHROOM, panelled bath, low level WC and pedestal wash hand basin with tiled splashback.

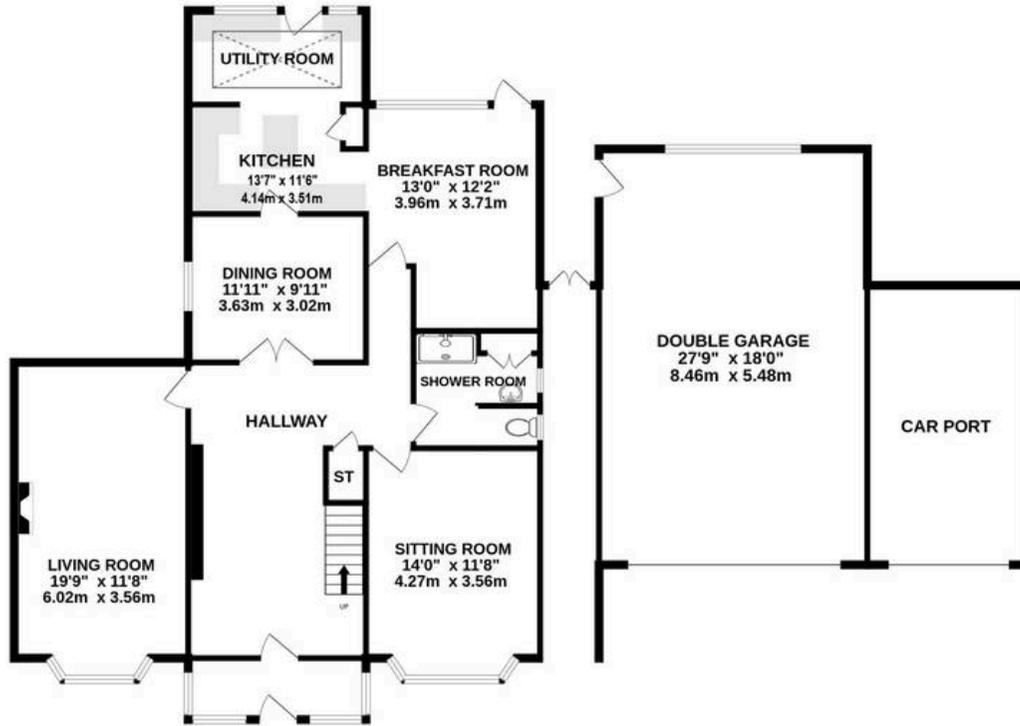
Accessed off a private shared lane, front lawn and resin pathways, substantial concrete driveway providing extensive parking and covered access to an over sized DOUBLE GARAGE (27'9" x 18') and adjacent timber framed CAR PORT (17'4"x10'10"). (The particularly large garage and bedroom accommodation above has the potential subject to planning permissions, to convert into a separate independent annexe for inter-generational living, Airbnb etc).

Principally lawned rear garden with countryside views and a paved sitting area and useful set of outbuildings including a substantial block built and rendered SUMMER HOUSE with covered sitting area, further detached building combining UTILITY ROOM and TOOL SHED.

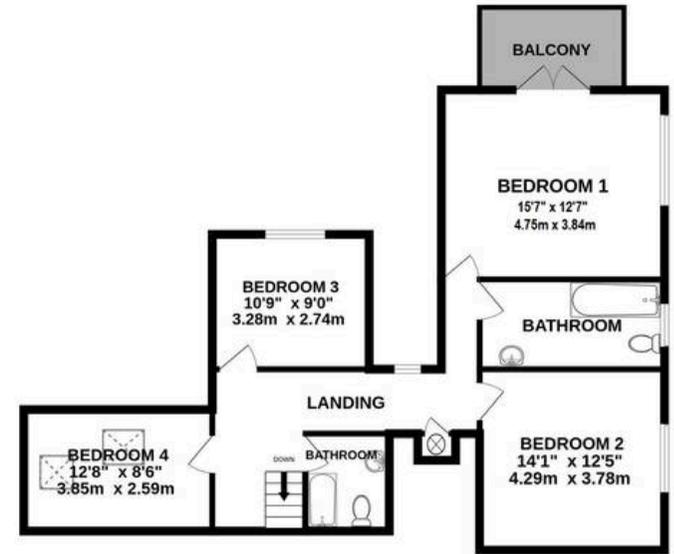




GROUND FLOOR  
2034 sq.ft. (188.9 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 2818 sq.ft. (261.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024







## Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911 • [cowbridge@hrt.uk.com](mailto:cowbridge@hrt.uk.com) • [www.hrt.uk.com/](http://www.hrt.uk.com/)



These particulars are provided as a general guide only and do not form part of any contract offer. While believed to be accurate, they are not guaranteed. Some images may include CGI or digitally enhanced furnishings for illustrative purposes only and are not included in the sale. All negotiations must be conducted through Herbert R Thomas.