





71 Fonmon Park Road

Rhoose, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 BEDROOM DETACHED FAMILY HOME
- LARGE LOUNGE/DINING ROOM; SEPARATE STUDY
- L-SHAPED MODERN KITCHEN WITH APPLIANCES
- REFITTED FIRST FLOOR BATHROOM/WC/SHOWER
- GENEROUS PARKING TO THE FRONT, & GARAGE
- ENCLOSED LEVEL FAMILY REAR GARDEN
- EPC RATING OF C69





Hallway

With a hard wearing foot wipe area and accessed via a uPVC door with obscure glazing and additional transparent front panels. Internal multi paned door accesses the lounge. Coat storage.

Lounge Dining Room

23' 1" x 13' 11" (7.03m x 4.24m)

A front to back carpeted reception room which has a bow shaped uPVC front window and further rear uPVC window looking onto the garden. There are radiators at either end and a central focal point of a pebble effect electric fire. Recessed carpeted dog leg staircase leading to the first floor. Door to the study and open access leads to the kitchen.

Study / Office

8' 5" x 6' 3" (2.56m x 1.91m)

A very handy carpeted reception room ideal as an office or perhaps console room for the kids. It has a front uPVC window radiator and fuse box.

Kitchen

18' 2" x 11' 8" (5.54m x 3.56m)

A large L shape kitchen which is fitted with a very comprehensive range of matching eye level and base units in a beech effect. These are complemented by modern worktops and with a 1 1/2 bowl stainless steel sink unit inset. An archway divides the two areas of the kitchen. Integrated appliances include a five ring gas hob with cooker hood over and adjacent waist level double oven and grill. There is also side-by-side space for washing machine and tumble dryer as required. Ceramic tile flooring and splashback, smooth ceiling with recessed spotlights and two sets of uPVC windows and uPVC door to the rear garden. A panelled door leads to the garage. Radiator and dropleaf table.





Landing

A carpeted landing with matching doors giving access to the three bedrooms and the bathroom. Loft hatch. Further door to a storage cupboard .

Bedroom One

10' 7" x 9' 9" (3.22m x 2.96m)

A carpeted double bedroom with rear uPVC window, radiator and recessed mirrored wardrobe excluded from dimensions provided. Smooth coved ceiling.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.19m)

A second carpeted double bedroom this time with two sets of uPVC windows – one to the front and one to the side. Radiator.

Bedroom Three

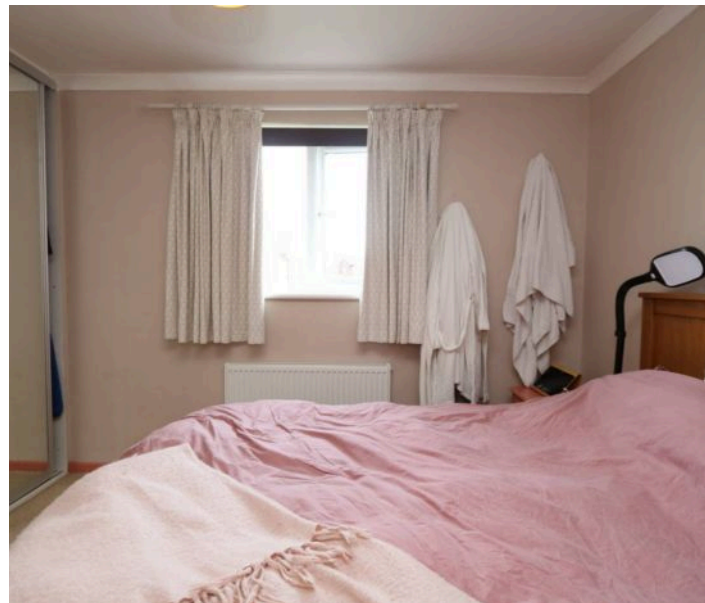
9' 9" x 6' 6" (2.98m x 1.98m)

A good size carpeted single bedroom with front uPVC window and radiator.

Bathroom WC

7' 6" x 6' 6" (2.28m x 1.97m)

A beautifully refitted bathroom with a white suite comprising WC with concealed cistern, wash basin with vanity cupboards under and storage adjacent plus there is a bath with folding glass screen and thermostatic shower over which has a fixed rainfall head and adjustable height rinse unit. There are fully ceramic tiled walls, splashbacks, flooring and sill with an obscure glazed rear uPVC window. Towel radiator, mirrored cosmetic cabinet and smooth ceiling with four recessed spotlights, plus an extractor.





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FRONT GARDEN

A well kept planted section and fenced/walled borders. Gated side access leads to the rear garden.

REAR GARDEN

An excellent size rear garden which has an initial patio, side walkway to the front and the remainder is primarily laid to a level lawn with additional corner deck to enjoy the sunshine (when it shines!). Outside tap.

GARAGE

Single Garage

Accessed via an up and over door from the front and with an internal door to the kitchen. Power and lighting is provided.

DRIVEWAY

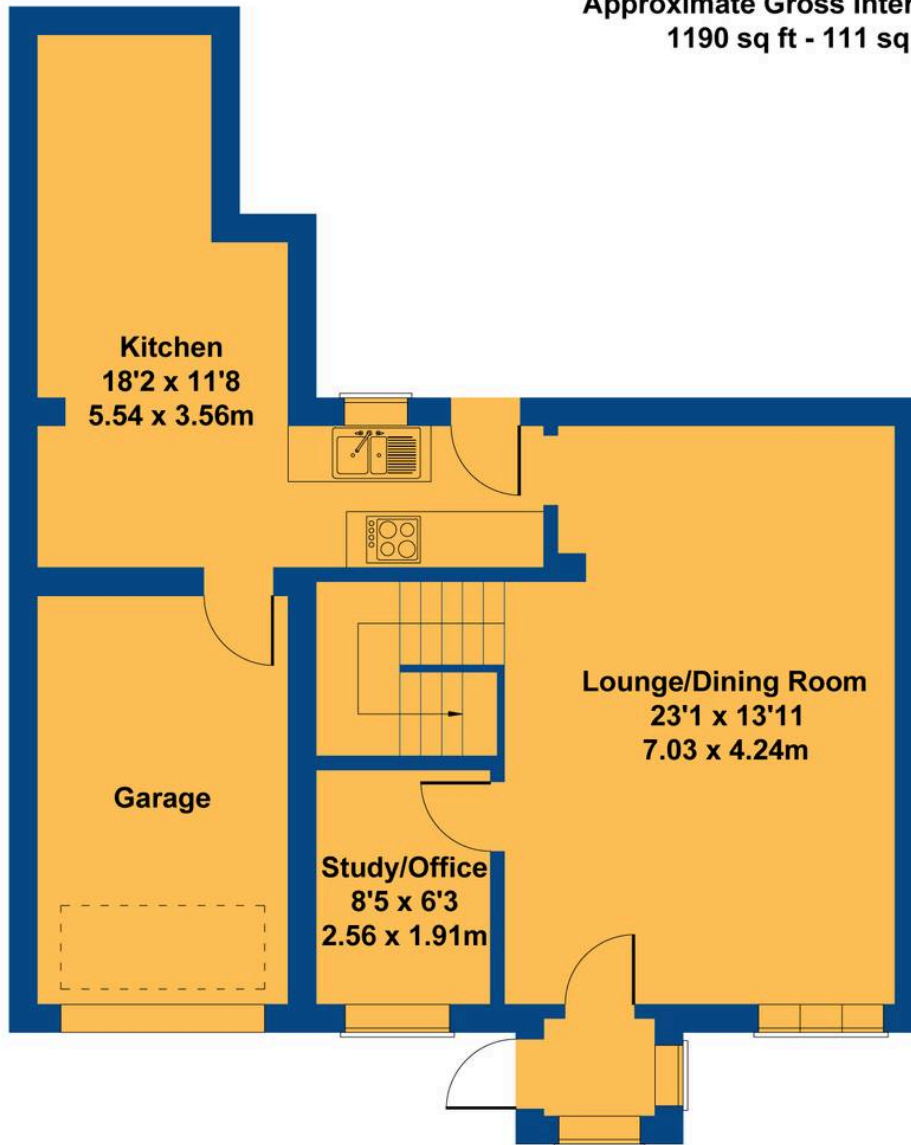
4 Parking Spaces

Laid to interlocking brick paviour and offering space for 4 vehicles comfortably.

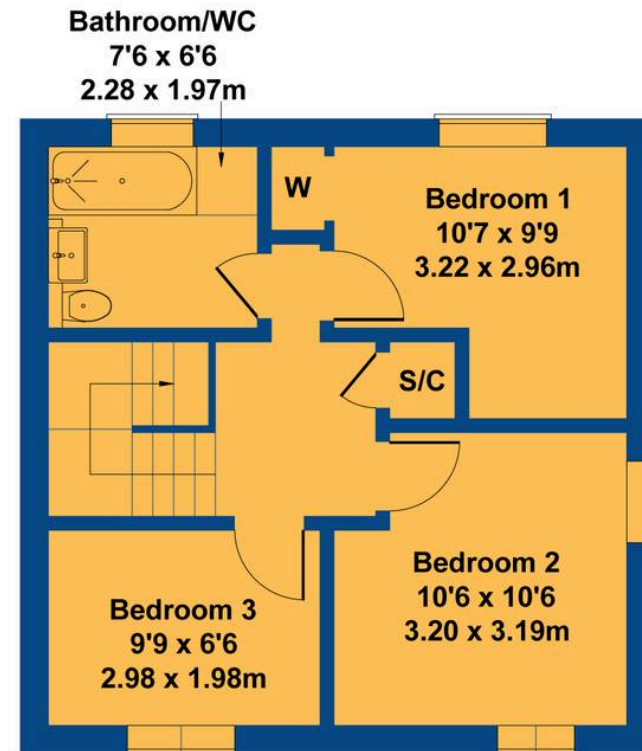


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Approximate Gross Internal Area
1190 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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