



## 145 Fontygary Road, Rhoose

£550,000 Freehold

GLORIOUS CHANNEL VIEWS • VERSATILE LIVING ACCOMMODATION • 4/5 BEDROOMS; 1/2 RECEPTIONS • MAIN BEDROOM WITH VERANDAH • SUN DECK; GREAT PARKING & GARAGE • SUPERB KITCHEN & LIVING AREA • VERY MUCH IMPROVED THROUGHOUT • UTILITY ROOM; LOVELY REAR GARDEN • A HEALTHY EPC RATING OF C69





### **Captivating Coastal Living with Uninterrupted Channel Views**

Experience the perfect blend of luxury and versatility in this beautifully presented, detached family residence. Occupying a commanding position with glorious, far-reaching views across the Channel, this 4/5 bedroom home offers a unique and flexible layout tailored for modern lifestyles.

### **The Heart of the Home**

The ground floor is defined by a spectacular open-plan social hub, combining a contemporary kitchen, dining area, and lounge. Flooded with natural light, this space features large patio doors that open directly onto the rear gardens, perfect for indoor-outdoor entertaining.

### **Versatility & Wellness**

The ground floor continues to impress with three further well-appointed rooms—ideal as bedrooms or additional reception spaces—complemented by a practical utility room and a luxury shower room featuring its own private **sauna**.

### **The Principal Suite**

The first floor is dedicated to comfort and scenery. The magnificent main bedroom suite boasts a contemporary en-suite shower room and floor-to-ceiling sliding doors that lead to a private **verandah**, offering a front-row seat to those stunning, uninterrupted sea views. An adjacent room provides the perfect opportunity for a bespoke walk-in dressing room or nursery.

### **Outside**

Set back with a deep frontage, the property provides extensive off-road parking for multiple vehicles leading to a garage. The generous rear garden offers a tiered escape with a raised sun deck and a lush lawn. The home is fully double-glazed and powered by an efficient gas combination central heating system.

The property has connected smoke alarms and carbon monoxide sensors for peace of mind and also digital heating controls (WISER - similar to HIVE etc)

Council Tax band: G EPC Energy Efficiency Rating: C

Tenure: Freehold EPC Environmental Impact Rating: D



### Entrance Hallway

Accessed via a composite door with obscure glazing, the hall has an initial ceramic tiled area and this extends onto herringbone wood block flooring. Replaced oak column panelled doors access the shower room WC/sauna, kitchen/lounge/dining area, two double bedrooms and further panelled doors access a triple width airing cupboard which does have a radiator and slatted shelves for storage. Contemporary upright space saving radiator. A dog leg carpeted stair case with handrail leads to the first floor.

### Shower Room/WC

6' 10" x 4' 3" (2.08m x 1.29m)

With continuation of the ceramic tiles from the hall and with a white suite comprising WC with concealed cistern and stylish wash basin mounted on an oak plinth. Walk in shower enclosure with thermostatic shower and dual head (one fixed rainfall and the other adjustable rinse). Smooth ceiling with 3 LED spots plus an extractor and recently added stainless steel towel radiator. A door leads into the sauna enclosure.

### Sauna

6' 1" x 3' 11" (1.85m x 1.19m)

With upper and low level seating and ceramic tiled flooring.





### **Kitchen/Lounge/Dining Room**

28' 2" x 27' 8" (8.58m x 8.43m)

This stylish kitchen and living area offer the perfect blend of modern convenience and coastal charm. The kitchen is fitted with elegant cream cabinetry, natural wood-style worktops, and premium integrated appliances, including a Miele 5-ring gas hob, Caple electric oven, dishwasher, and fridge. Functional features like a carousel corner unit, pantry, and L-shaped breakfast bar are complemented by a Velux skylight and recessed spotlighting. Recently replaced RangeMaster sink unit. The space flows seamlessly into a bright lounge and dining area, where the focal point is a luxury log-effect gas fire set within a feature chimney breast. Expansive glazing—including sliding doors and a bay window with a seat with storage under—showcases uninterrupted views of the Bristol Channel. Off this room, there are further benefits of a double bedroom (versatile) and a separate utility room. High-quality flooring and plush carpets run throughout, creating a polished and inviting home.

### **Utility room**

8' 2" x 8' 2" (2.49m x 2.49m)

With a quarry tiled flooring and uPVC door leading to the rear garden. Space for undercounter freezer. Ceramic sink unit with mixer tap over a recently replaced base unit. Extractor, radiator and panelled door to garage.



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**Office or Bedroom Two**

14' 6" x 8' 10" (4.42m x 2.69m)

With herringbone wood block flooring, windows to the side and front plus radiator. Smooth coved ceiling.

**Bedroom Three**

11' 3" x 8' 11" (3.43m x 2.72m)

With herringbone block flooring, a front window, radiator and smooth coved ceiling.

**Bedroom Four**

12' 7" x 11' 1" (3.83m x 3.38m)

With herringbone wood block flooring and side window plus a radiator.

**Landing**

Carpeted matching the stairs and with side Velux skylight window. Panelled doors access the main bedroom suite and bedroom five and also a handy cloaks style storage cupboard.

**Bedroom One (First Floor)**

19' 11" x 16' 9" (6.07m x 5.10m)

A fabulous suite which is carpeted and initially with space for dressing, make up and so forth. A panelled door leads into a contemporary en suite. Side skylight Velux window, radiator and a step down leads to the bedroom area.





The bedroom area has sliding patio doors leading onto a verandah which offers a fabulous open view of the Bristol Channel. There is eaves storage and two further radiators.

#### **En Suite**

8' 5" x 7' 10" (2.56m x 2.39m)

Beautifully appointed with white suite comprising WC with concealed cistern, oversized ceramic sink with vanity drawers under and walk in shower enclosure with thermostatic shower and dual head (one fixed rainfall and the other a rinse unit). Side Velux skylight window, superb ceramic tiled flooring, splash backs and sill areas. Smooth ceiling with 4 LED spotlights plus extractor. Under floor heating plus a contemporary towel radiator.

#### **Bedroom Five (First Floor)**

A versatile carpeted room with a radiator, front Velux skylight window and range of fitted storage units and robes along the width of one wall. Further storage cupboard which houses the combi boiler.





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