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23 Fontygary Road, Barry CF62 3DR
£155,000 Leasehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Situated in the charming village of Rhoose, Fontygary Road presents a beautifully appointed two-bedroom first floor flat, perfect for those seeking a blend of comfort and convenience. This delightful property is ideally located within easy reach of Cardiff International Airport, making it an excellent choice for frequent travellers.

As you enter, you are welcomed by a communal entrance hallway that leads to the first floor. The flat features a spacious entrance hallway that opens into a bright living room with partial channel views and, complete with a door that leads to a lovely veranda area, offering picturesque views of the well-maintained rear gardens. The fitted kitchen is functional and well-equipped, catering to all your culinary needs.

The flat boasts two generously sized double bedrooms with bedroom one also featuring the partial channel views, providing ample space for relaxation and rest. A family shower room completes the accommodation, ensuring all essential amenities are within easy reach.

Outside, the rear garden is a true highlight, featuring areas of paving, a laid lawn, and established shrubbery, creating a serene outdoor space perfect for unwinding or entertaining guests. Additional benefits include UPVC double glazing and gas central heating, ensuring comfort throughout the seasons.

With Rhoose Primary School, local amenities, and leisure facilities all within close proximity, as well as Rhoose Train Station just a five-minute walk away, this property offers an enviable lifestyle. Regular bus services further enhance the convenience of this location. This flat is an ideal opportunity for first-time buyers, small families, or investors looking for a property in a vibrant community.

AGENTS NOTE: Leasehold property with approx. 84 yrs remaining on the lease with a annual ground rent of £10 and an annual service charge of £400.







FRONT
Flush front to the pavement UPVC double glazed door leading through to a communal hallway.

Communal Entrance
Stairs rising to the first floor, Wooden door leading to rear garden. UPVC double glazed door with obscured glass leading to the entrance hallway. Access to storage cupboard.

Entrance Hallway
2'10 x 5'01 (0.86m x 1.55m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Through opening to kitchen. Wood panelled door leading to the living / dining room.

Living Room
16'06 x 16'08 (5.03m x 5.08m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall-mounted radiator. Rear-facing UPVC window and door to raised veranda; far-reaching Channel and garden views. Wood panelled doors to hallway and entrance hallway.

Kitchen
9'04 x 9'06 (2.84m x 2.90m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Front-facing UPVC double glazed window. Fitted kitchen with wall/base units. Wood laminate worktops. Stainless steel sink. Porcelain tiled splashbacks. Spaces for cooker, fridge-freezer, washing machine, and tumble dryer. Through opening to entrance hallway.

Bedroom One
11'08 x 13'03 (3.56m x 4.04m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall-mounted radiator. Rear-facing UPVC double-glazed window with partial Channel and garden views. Wood panelled door to hallway.

Bedroom Two
8'06 x 12'09 (2.59m x 3.89m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall-mounted radiator. Wood panelled door leading to the hallway.

Shower Room
5'05 x 7'04 (1.65m x 2.24m)
Smoothly plastered ceiling, porcelain-tiled walls. Wood laminate flooring. Wall-mounted towel rail. Front-facing UPVC double-glazed window with obscured glass. Double shower with thermostatically controlled overhead; vanity basin; close-coupled toilet. Wood panelled door leading to the hallway.

REAR
Enclosed rear garden, Planted established shrubbery. Paved patio area. Paved pathway leading to a communal hallway.

COUNCIL TAX
Council tax band C

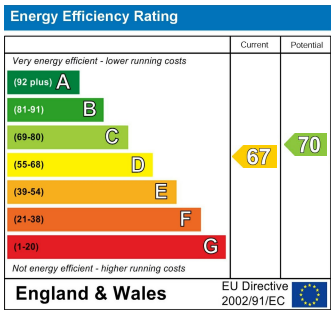
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

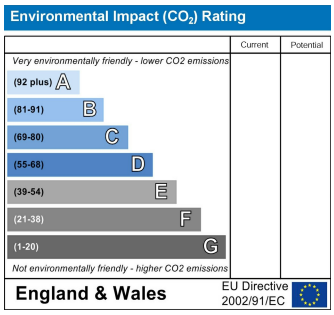
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

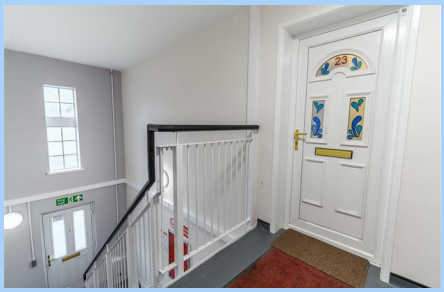
PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is Leashold . You are advised to check these details with your solicitor as part of the conveyancing process.











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