



## 137 Fontygary Road, Rhoose

£450,000 Freehold

UNIQUE OPPORTUNITY • BUY AS IS OR BUY WHEN REFURBISHED • LARGE LIVING ROOM WITH FRENCH DOORS • 2 DOUBLE BEDROOMS & BATHROOM SPACE • DINING ROOM OPEN TO THE KITCHEN • EXTENDED TO THE REAR ELEVATION • LOVELY GARDEN; GARAGE; NO CHAIN • DETACHED BUNGALOW WITH CHANNEL VIEWS • EPC RATING OF E50





RARE AND UNIQUE OPPORTUNITY - DETACHED BUNGALOW WITH GLORIOUS SEA VIEWS AND COMFORTABLE SIZE GARDENS. LOFT AREA RIPE FOR CONVERSION TO ENJOY THE VIEWS

The bungalow is currently work in progress and is available to purchase NOW at a discounted price, or when the full refurbishment has been completed at the advertised £450,000.

The accommodation is versatile and can be changed to suit the buyer's requirements. A mix of three bedrooms and a main living space, or perhaps two bedrooms plus two receptions and a kitchen. There are great options to consider.

Situated on the channel side of Fontygary Road, this detached bungalow has been extended to the rear. It currently comprises a central hall with 2 bedrooms to the front, a middle bathroom space and to the rear is the extended living room, plus dining room/sitting room which leads to the kitchen. There is a large loft area with side Velux accessed via pull down ladder. There is a long drive which leads to a detached garage and a delightful SOUTHERLY ASPECT rear garden. The property has uPVC windows and is available with no onward chain.

The amenities of the Village including the Fontygary complex, Raj Kinara and beaches plus Tesco and local shops are all within striking distance.

Council Tax band: E

Tenure: Freehold

EPC Rating: E

EPI Impact Rating: E





#### Entrance hall

Accessed via a covered storm porch and then through an original door with stained glazing. Access to the living room, dining / sitting room (this leads to the kitchen), bathroom / WC and the two double bedrooms.

#### Living Room

25' 0" x 13' 10" (7.61m x 4.21m)

An extended room over two levels. Side uPVC double glazed window and French style uPVC doors lead out onto the enclosed South facing garden and also there are fabulous Channel views.

#### Dining / Sitting Room

16' 3" x 9' 10" (4.95m x 2.99m)

With a side uPVC window, two storage cupboards and there is open access - via two steps - to the kitchen extension.

#### Kitchen

12' 5" x 8' 5" (3.78m x 2.56m)

With a selection of eye level and base units, rear uPVC window offering fabulous Channel views.

#### Bedroom One

14' 10" x 9' 11" (4.52m x 3.02m)

A double bedroom with front uPVC window.





**Bedroom Two**

10' 1" x 9' 7" (3.07m x 2.92m)

A double bedroom with front uPVC window.

**Bathroom / WC**

6' 3" x 5' 3" (1.90m x 1.60m)

With an obscure glazed uPVC window.

**Informal Loft Room**

13' 0" x 10' 6" (3.96m x 3.20m)

Accessed via pull down ladder in the hallway. Side Velux window. An ideal room for a conversion and with the benefit of a rear Velux where the views would be fantastic.





### **REAR GARDEN**

60' 11" x 36' 12" (18.58m x 11.27m)

A beautiful rear garden which is primarily laid to lawn and borders are flanked with established shrubs and plants. Enjoys a Southerly aspect and sea views from the raised patio.

### **FRONT GARDEN**

Nicely maintained with level lawn which is flanked by established plants and shrubs. There is a patio area adjacent to the property. Adjoining the driveway.



**blackbear**