



84 Fonmon Park Road, Barry CF62 3BF £380,000 Freehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING C

Nestled in the desirable village of Rhooose, just off Fontygary Road, this beautifully detached house on Fonmon Park Road offers a perfect blend of modern living and tranquil surroundings. The property has been thoughtfully modernised by the current owners over the years, ensuring a high specification finish throughout.

Upon entering, you are welcomed with an open plan entrance hall leading to a spacious living room that provides an inviting atmosphere for relaxation. The generously sized open plan dining room is perfect for entertaining guests. Spacious Kitchen / breakfast featuring built in appliances. A Sitting room with through opening to the sun room, with its expansive windows overlooking the beautifully landscaped rear garden, is a delightful space to enjoy the natural light and serene views. The sun room also features underfloor heating, adding an extra touch of comfort. Additionally, a large walk in larder and under stairs storage. A W.C cloakroom enhance the practicality of the living space.

This home boasts four well-proportioned bedrooms, with the master benefiting from an en-suite shower room and dressing room which could be returned to bedroom four providing ample space for family or guests. The family bathroom is designed with modern fixtures, ensuring convenience for all residents.

Outside, the enclosed private garden is a true highlight, featuring established shrubbery and a well-maintained lawn. A raised covered seating area offers a perfect spot for outdoor gatherings or simply enjoying the peaceful surroundings. Further area for garden furniture on a lower decked area. Side area with sheds to remain and access to the front of the property adds to the convenience.

With parking available for multiple vehicles, this property is not only a beautiful home but also a practical choice for modern family living.



FRONT

Block paved driveway providing ample parking for multiple vehicles, lined with planted established shrubbery. UPVC double glazed front door leading to the entrance hall. Side access to rear.

Entrance Hallway

4'08 x 2'10 (1.42m x 6.48m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Through opening to dining room. Wood panelled door leading to living room. Wood framed door with glass inserts leading through to kitchen breakfast. UPVC double glazed front door with obscured glass insert. Open staircase rising to a gallery style landing and the first floor.

Dining Room

7'03 x 15'11 (2.21m x 4.85m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Open plan hallway.

Living Room

12'02 x 15'04 (3.71m x 4.67m)

Smoothly plastered ceiling, papered walls. Engineered wood flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Decorative fireplace. Stain glass decorative windows to front hallway and over the stairs. Wood panelled door leading through to the entrance hallway.

Kitchen / Breakfast

11'05 x 14'08 (3.48m x 4.47m)

Smoothly plastered ceiling with inset lights and pendant, papered walls. LVT flooring. Wall mounted towel rail. UPVC double glazed window to the rear. UPVC double glazed door to the side. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops and up stands. Integrated induction hob, integrated double oven, integrated microwave and integrated dishwasher. Stainless steel cooker hood with glass shroud. Space for fridge freezer, space for washing machine and space for tumble dryer. Stainless steel 1 1/2 bowl sink. Wood framed door with glass insert leading through to the entrance hallway. Through opening to sitting area.

Sitting Room

8'10 x 11'04 (2.69m x 3.45m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. Through opening to sunroom. Access to large larder and under stairs storage. Through opening to kitchen breakfast area.

Sun Room

10'10 x 11'00 (3.30m x 3.35m)

Tiled insulated and smoothly plastered roof with inset lights and pendant fitted fan. Ceramic tiled flooring. Under floor heating control by wall mounted thermostat. UPVC double glazed windows to side and rear elevations, UPVC sliding patio doors leading to the rear garden. Through opening to sitting room.

W.C Cloakroom

4'09 x 4'11 (1.45m x 1.50m)

Smoothly plastered ceiling. Ceramic tiled walls. LVT flooring. UPVC double glazed window with obscured glass to the rear. Vanity wash hand basin. Vanity toilet. Wood panelled door leading through to kitchen / Breakfast.

FIRST FLOOR

First Floor Landing

6'10 x 11'07 (2.08m x 3.53m)

Textured ceiling with loft access via a fitted ladder, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two and bedroom three and bedroom four (currently being used as a dressing room). A further wood panel door leading to family bathroom. Access to airing cupboard. Loft area is insulated and boarded.

Bedroom One

8'10 x 13'11 (2.69m x 4.24m)

Textured ceiling with inset lights, and pendant fan. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to an ensuite shower room. Wood panelled French doors leading into a dressing room or bedroom four.

En-Suite

4'11 x 5'11 (1.50m x 1.80m)

Textured ceiling with inset lights, ceramic tiled walls with vent extractor. Wood laminate flooring. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin. Wood panelled door leading through to the master bedroom.

Dressing room / Bedroom Four

6'03 x 11'02 (1.91m x 3.40m)

Textured ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled French doors leading to the master bedroom. Built-in wardrobe surrounding.

Bedroom Two

9'06 x 11'05 (2.90m x 3.48m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Three

8'02 x 22'05 (2.49m x 6.83m)

Textured ceiling, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to both front and rear elevations. Wood panelled door leading through to the first floor landing.

Family Bathroom

7'06 x 8'07 (2.29m x 2.62m)

Smoothly plastered ceiling with inset lights, ceramic tiled walls. Vinyl flooring. Wall mount towel rail. UPVC double glazed window with obscured glass to the rear. Vanity double wash hand basins, vanity toilet, bath. Wood panelled door leading through to the first floor landing.

REAR

COUNCIL TAX

Council tax band E

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

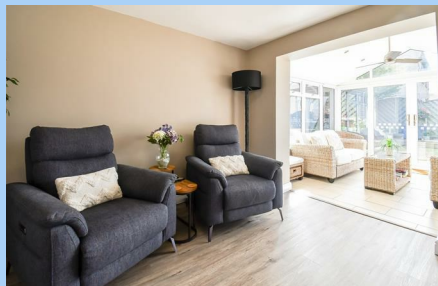
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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 Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



www.ninaestateagents.co.uk

