Fontygary Road

RHOOSE, CF62 3DS

GUIDE PRICE £295,000

Hern & Crabtree



Fontygary Road

Situated in the popular village of Rhoose, in the Vale of Glamorgan - this two double bedroom, semi-detached bungalow offers an excellent opportunity for those seeking comfortable
single-storey living (plus loft room) in a convenient and well-connected location.

The accommodation provides versatile accommodation which briefly comprises: porch, hallway, lounge with a feature fireplace, sun lounge, kitchen/ dining room, two double bedrooms, shower room, and a useful loft room. To the front of the property is an extensive south facing garden & driveway parking for multiple vehicles and to the rear is a lovely enclosed garden.

Fontygary Road is situated within the established village of Rhoose, in the picturesque Vale of Glamorgan. The village offers a welcoming community together with a range of everyday amenities, including local shops, a post office, doctors, dentists, pharmacy, primary schools all within convenient reach.

The nearby coastline provides some lovely opportunities for coastal walks and enjoying the surrounding countryside. Fontygary Bay and the Glamorgan Heritage Coast are also within easy reach, offering attractive seaside scenery and opportunities for leisure and recreation.

Rhoose is particularly well positioned for commuters, with bus stops and Rhoose railway station providing rail connections towards Barry, Cardiff and Bridgend. The neighbouring towns of Barry and Llantwit Major offer a wider range of shopping, leisure and recreational facilities.











Approx 1514.00 sq ft

Entrance porch
The property is entered through a double glazed panelled front door with decorative glass, into a useful porch with glass panelled internal door to:

Open plan hallway
The open plan hallway creates a light and spacious walkway through the property and provides access to all rooms. Staircase rising to the first floor with newel posts and spindles. Cupboard housing fuse box. Coving to the ceiling. Radiator. Smoke detector. Feature flooring.

Lounge
A lovely, cozy lounge area which features a bespoke fireplace, with ornate surround and back panel and raised hearth. Smooth plastered ceiling. Coving to the ceiling. Feature flooring. Wired for wall lights. Double glazed, double opening french doors provide access into the sun lounge.

Sun lounge
A useful, south facing sun lounge which extends the reception space of the property and provides additional room for either formal dining, sitting room or office space, with views over the extensive front garden. Radiator. Ceiling light fan.

Kitchen/ dining room
An open plan kitchen/ dining room, providing a lovely, social space for meals and entertaining. The kitchen area comprises of a range of matching wall and base units with cupboards, glass display cabinets and drawers offering ample storage facilities with complementary work surfaces over. Integrated electric oven and four ring gas hob with chimney style extractor fan above. Wine rack. Built in fridge freezer. One and a half bowl stainless steel sink drainer unit with mixer tap. Tiled splashbacks. High level plinths with feature spotlights. Double glazed window to the side elevation. Double glazed door to the side elevation providing access to the garden. Tiled flooring.

To the dining area are a second set of double glazed french doors to the side elevation providing access to the garden. Continuation of tiled flooring. Ample space for dining table and chairs. Double louvre doors open into a useful utility cupboard with space for washing machine.

Bedroom one
A light and spacious extended bedroom featuring double glazed french doors to the rear elevation with aspect and access to the enclosed rear garden. Ceiling light point. Wired for wall lights. Radiator. Partly carpeted and area laid to cushion flooring.

Bedroom two
A lovely light and airy, south facing room. Previously used as a reception room, this is currently being used as a double bedroom. Double glazed bay window to the front elevation with aspect to the garden. Coving to the ceiling. Feature flooring. Radiator.

Shower rooom
A contemporary style shower room of good size. This three piece suite in white comprising: walk in shower cubicle with mains pressure shower and glass doors, twin wall hung wash hand basins with drawer units below providing storage facilities and low level WC. Double glazed obscure window to the rear elevation. Extractor fan.

Loft room
A useful, spacious loft space with two velux windows to the front and rear elevations. Useful under eaves storage facilities. Carpeted.

Outside front
To the front of the property is a larger than average garden and driveway providing generous off road parking facilities. Garden is laid mainly to lawn with shrubs and plants. Double opening timber gates provide access to the rear of the property.

Outside rear
To the rear of the property is an enclosed garden. Laid mainly to lawn with a feature decked sun terrace area ideal for outdoors table and chairs. Garden shed. The property also benefits from side access from the front of the plot which provides access to the outbuildings, which include a garden store, workshop and a further garden room. This has excellent potential for multiple uses and could provide a great space to create a gym, home office or such like. Power and lighting.

Additional Information
Freehold. Council Tax Band E (Vale Of Glamorgan). EPC rating D.

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Council Tax Band: E



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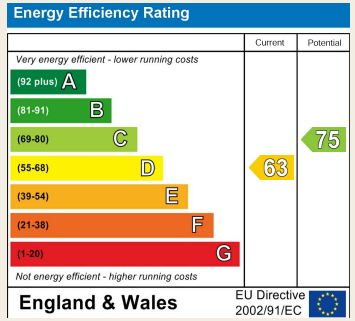



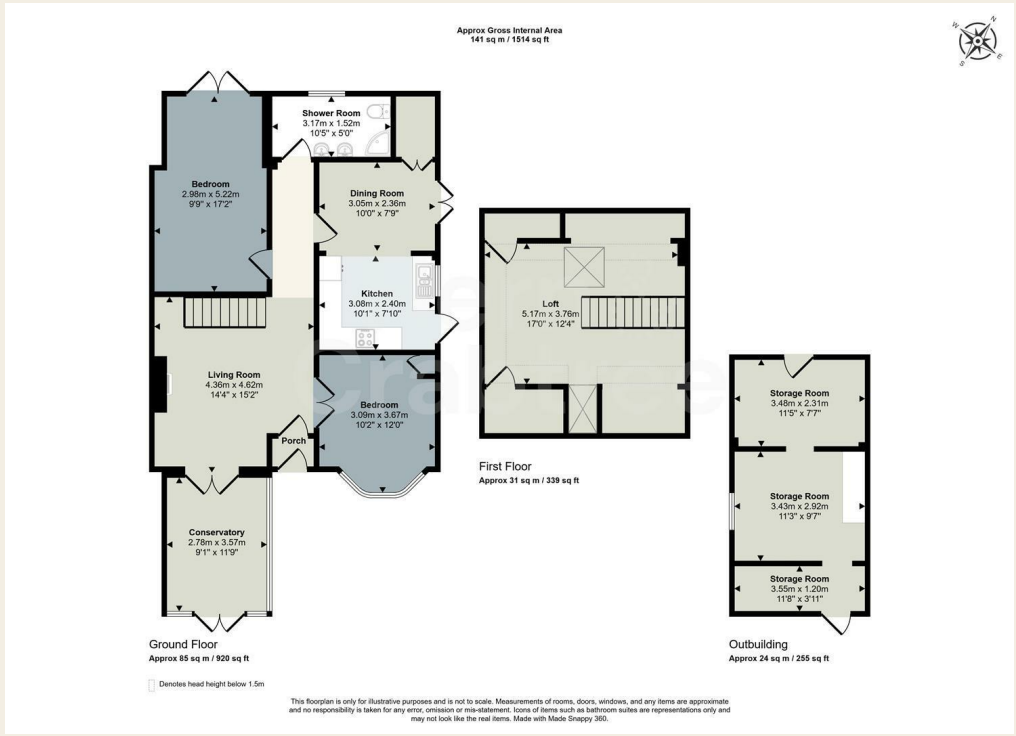



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