



60 Fonmon Road, Rhoose CF62 3DZ £489,000 Freehold

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

An opportunity to acquire a spacious detached family home placed on a larger than average plot ideal for further development. with views over adjacent open field and partial channel views.

Briefly comprising, to the ground floor:- entrance hallway, kitchen/dining, sitting room, spacious lounge, study (or additional bedroom), shower room. To the first floor, four double bedrooms with an en-suite to the master bedroom and a family bathroom. To the front, enclosed front garden with double gates, planted established shrubbery, block paved driveway providing more than ample parking and leading to a garage. Separate utility room that is situated to the rear of the garage.

The rear garden is a larger than average enclosed garden, with raised decked terrace leading from the living room, level and laid to lawn. Planted established shrubbery. A further raised decked terrace with pergola providing additional seating areas ideal for entertaining or for relaxation.

AGENTS NOTE: The property has Full planning permission granted for a single storey side extension. (Demolition of existing garage and construction of new single storey side extension with habitable space).



FRONT

Enclosed garden with double gates. Block paved driveway leading to a garage providing ample parking. Planted established shrubbery. Views over the adjacent open fields. UPVC double glazed front door leading to the entrance hallway. The property has Full planning permission granted for a single storey side extension. (Demolition of existing garage and construction of new single storey side extension with habitable space).

Entrance Hallway

3'03 x 5'06 (0.99m x 1.68m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed front door with obscured glass insert. Wood framed door with glass inserts leading through to the kitchen / dining area.

Kitchen / Dining

14'01 x 14'10 (4.29m x 4.52m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashback's. UPVC double glazed window to the front elevation. Through opening to a sitting-room. UPVC double glazed door leading through to the rear garden. A fitted kitchen, comprising of wall and base units, including wall mounted glass display units. Solid oak worktops. Integrated double oven and microwave. Integrated five ring gas hob. Space for dishwasher. Space for under counter fridge. Double Belfast sink. Ample room for dining furniture.

Sitting Room

11'05 x 14'01 (3.48m x 4.29m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood block flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood framed glass insert door leading through to the living room. Through opening to the kitchen / dining.

Living Room

14'10 x 21'05 (4.52m x 6.53m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed bi - folding doors leading out to the rear garden. Wood framed glass insert door leading through to the sitting-room. Wood panelled door leading to the downstairs shower room. Further wooden door leading through to study area or additional bedroom. Fitted carpet staircase rising to the first floor.

Study / Bedroom Five

10'09 x 14'02 (3.28m x 4.32m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood block flooring. UPVC double glazed French doors with side windows leading to the rear garden. Wood panelled door leading through to the living room.

Shower Room

7'00 x 7'06 (2.13m x 2.29m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled flooring. Wall mounted towel rail. UPVC double glazed window to the side elevation with obscured glass insert. Pedestal wash hand basin. Close coupled toilet. Corner shower with thermostatically controlled shower overhead. Wood panelled door leading through to the living room.

FIRST FLOOR

First Floor Landing

5'10 x 14'06 (1.78m x 4.42m)

Smoothly plastered ceiling with inset lights and Velux window. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood panelled doors leading to bedrooms one, two three and bedroom four. Access to large storage cupboard. Further wood panelled door leading to the family bathroom. Fitted carpet staircase rising from the ground floor.

Bedroom One

10'10 x 13'09 (3.30m x 4.19m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching views over the adjacent open fields and partial channel views. Wood panelled door leading to the en-suite shower room. Wood panelled door leading to the first floor landing. Access to built in eaves storage.

En-Suite Shower Room

4'03 x 9'01 (1.30m x 2.77m)

Smoothly plastered ceiling with inset lights and vent extractor and Velux window, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Vanity wash hand basin. Close coupled toilet. Double shower with thermostatically controlled rainfall shower overhead. Ceramic tiled splashback's. Wood panelled door leading to master bedroom.

Bedroom Two

8'09 x 13'09 (2.67m x 4.19m)

Smoothly plastered ceiling with inset lights and Velux window. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching views over the adjacent open fields and partial channel views. Access to built in eaves storage. Wood panelled door leading to the first floor landing.

Bedroom Three

10'00 x 11'00 (3.05m x 3.35m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation overlooking garden. Access to built in eaves storage. Wood panelled door leading to the first floor landing.

Bedroom Four

10'00 x 10'11 (3.05m x 3.33m)

Smoothly plastered ceiling with inset lights and Velux windows, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with views over the rear garden. Wood panelled door leading through to the first floor landing.

Family Bathroom

5'09 x 6'05 (1.75m x 1.96m)

Smoothly plastered ceiling with inset lights Velux window, smoothly plastered walls. Porcelain tiled walls, Ceramic tiled flooring. Wall mounted radiator. Bath, Pedestal wash hand basin. Access to eaves storage. Wood panelled door leading to the first floor landing.

REAR

An enclosed rear garden with side access to front. Decked terraced area leading from rear reception rooms. Laid to Lawn. Planted established shrubbery surrounding. Raised decked area with pergola providing additional seating options. Outdoor kitchen. Play area with laid bark chippings. Raised platform with Summerhouse / Home office. Access to Utility room. UPVC double glazed bi-folding doors leading to the living room.

GARAGE

8'05 x 11'02 (2.57m x 3.40m)

Electric roller shutter door, Power and lighting.

UTILITY ROOM

7'09 x 8'01 (2.36m x 2.46m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window overlooking garden. Space for washing machine, Space for dryer. Wall and base units. Wood laminate worktops.

Summerhouse / Home office

9'00 x 12'06 (2.74m x 3.81m)

Wood panelled ceiling and walls. Power and lighting. French door opening to a raised decked terrace with steps down to a paved pathway surrounded by planted established shrubbery.

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.



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