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1926 - 2026

111 Fontygary Road, Rhoose

Vale of Glamorgan

£825,000

111 Fontygary Road

A spacious and well-appointed, five bedroom detached family home, with generous sized garden plot enjoying outstanding, uninterrupted sea and coastal views to rear.

Council Tax band: F

Tenure: Freehold

- A refurbished five-bedroom detached family home.
- well-appointed accommodation throughout, blending original character features and contemporary design.
- Highly sought after location enjoying outstanding channel views to rear.
- Generous sized, mature southerly facing garden plot.
- Principal bedroom with high spec ensuite plus balcony.
- Walking distance to village centre, Primary school, and train station.
- Viewings highly recommended.

What3Words: [entrust.retailing.fashion](#)



This spacious five bedroom detached family home has undergone significant refurbishment by the current owners. It offers well appointed accommodation throughout blending many original character features, including herringbone wood block flooring and picture rails with contemporary design.

The property is situated within walking distance of Rhoose Village Centre with its range of shops and amenities plus primary school and train station. It sits on a large mature southerly facing garden plot which enjoys outstanding far reaching channel and coastal Views.

The flexible living accommodation briefly comprises an **ENTRANCE HALL**, With herringbone wood block flooring, stairs to 1st floor with useful storage cupboard below. The hallway is open plan to the snug. The **SNUG** is an inviting sitting area with window to front and woodburning stove set in the fireplace.

The hub of the house is the open plan **KITCHEN/DINING ROOM**. The kitchen is due aspect with windows to side and rear. The views to rear are over the garden and into the channel. It offers an extensive range of matt anthracite coloured base, larder and wall mounted units. Integrated Meile double oven, Induction hob with hood over. Further integrated larder fridge and separate larder freezer and dishwasher. The kitchen is semi open plan to the dining room which has sliding doors giving access and views into the garden and the channel beyond.

Off the kitchen is a **UTILITY ROOM** with door to side, It has space and plumbing for white goods and houses a wall mounted central heating boiler.

The **LOUNGE** with picture window to front has a woodburning stove sat within a Victorian style fireplace, the room has a continuation of the same herringbone block flooring as the hallway and plate shelf fitted. The lounge is open plan to the **PLAYROOM** which is flooded with light from sliding doors giving access and views to the rear.

Off the playroom is a versatile room currently used as a fifth bedroom, this is a part conversion of the original garage/workshop. It is a comfortable studio bedroom with window to rear plus Velux skylights.

Finally of the entrance hall is a **CLOAKROOM** housing a white Villeroy & Bosch two-piece suite, with window to front and full tiling to walls.

The first landing with window to rear, with feature window seat with storage below, offers access to the bedroom accommodation.

The **PRINCIPAL BEDROOM** is a light and airy, triple aspect space, Including patio doors to rear enjoying outstanding channel and coastal views and giving access to the enclosed balcony. The bedroom with built-in wardrobes also benefits from an **EN-SUITE SHOWER ROOM** finished to a high standard with full tiling to floor and walls.

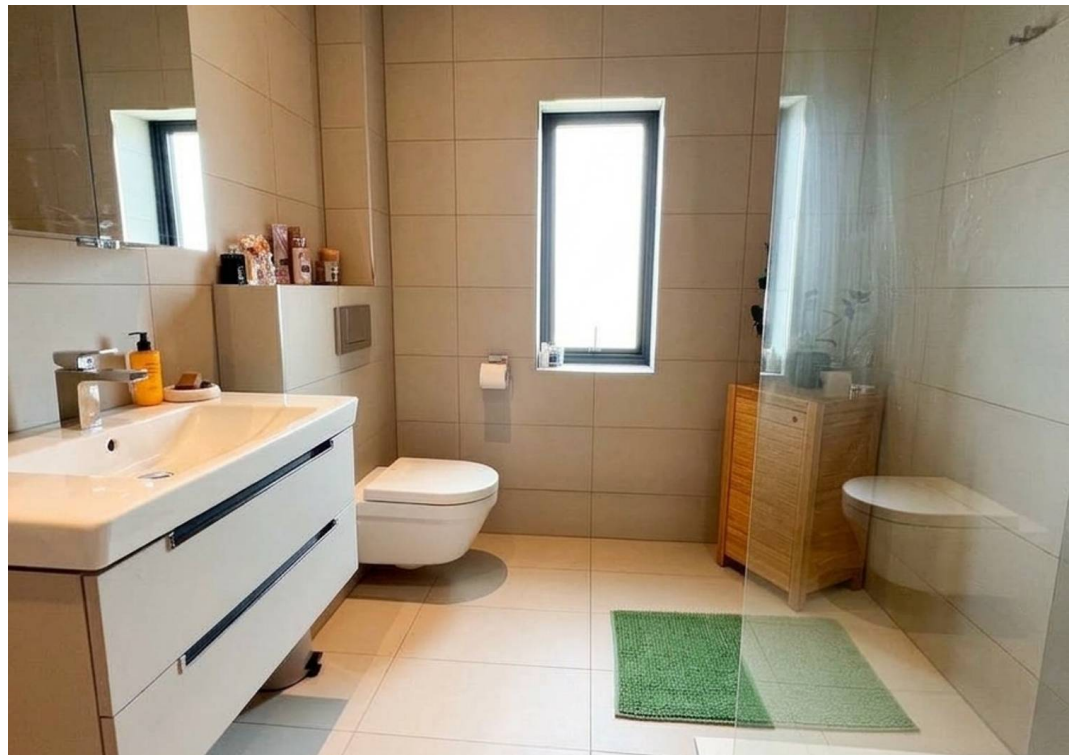
BEDROOMS TWO and **THREE** are both located at the front of the house. Bedroom two has a fitted range of wardrobe furniture. **BEDROOM FOUR** is a single bedroom with windows to rear and side enjoying far reaching views.

The **FAMILY SHOWER ROOM**, which also enjoys uninterrupted views to rear, is also finished to a high specification. It has a walk-in shower with fixed glazed shower screen, plus rainfall and handjet showers fitted.

To the front of the property is an enclosed, gravelled forecourt offering parking space for several vehicles. Part of the original garage has been retained and is an ideal storage room. Adjacent to the driveway is a lawn garden with mature shrubs and trees which runs along the side of the property into the rear garden.

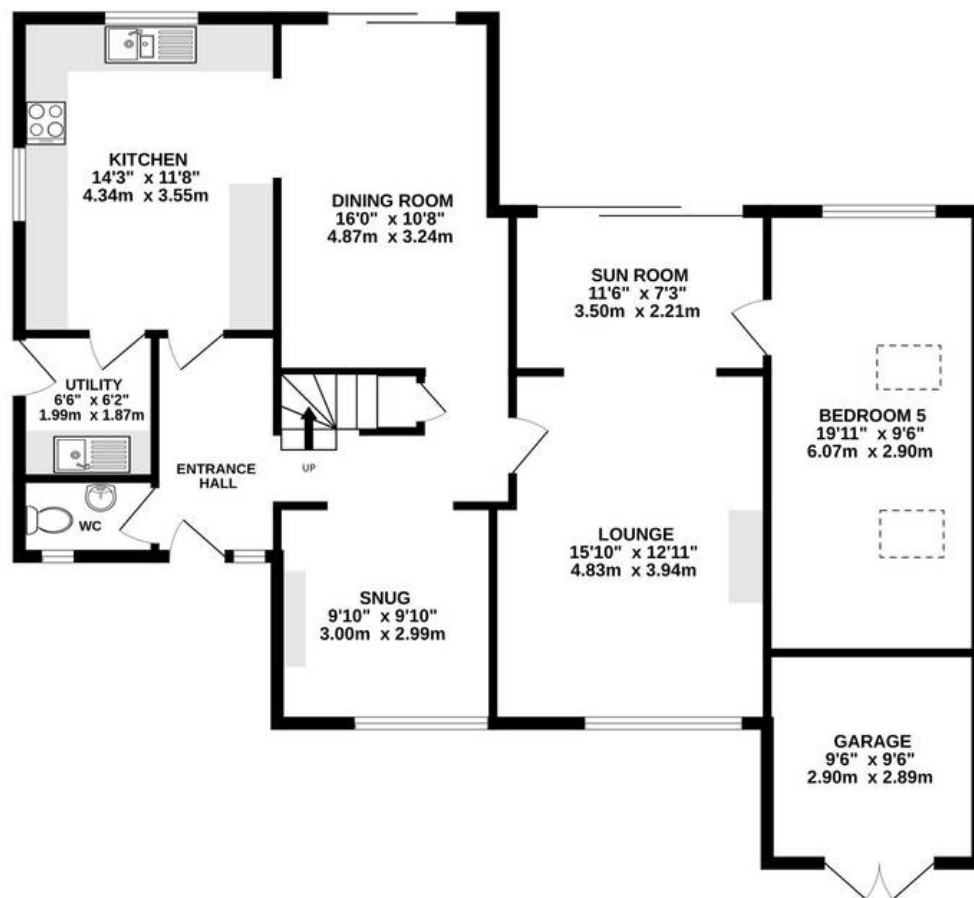
This large sized rear garden must be viewed to be appreciated. It offers flagstone patio areas which extend from the rear of the property with steps leading down to the lawn. Within the garden are mature fruit trees, and garden pond. The lower part of the garden has been a productive cottage garden with a raised vegetable borders greenhouse and garden sheds.



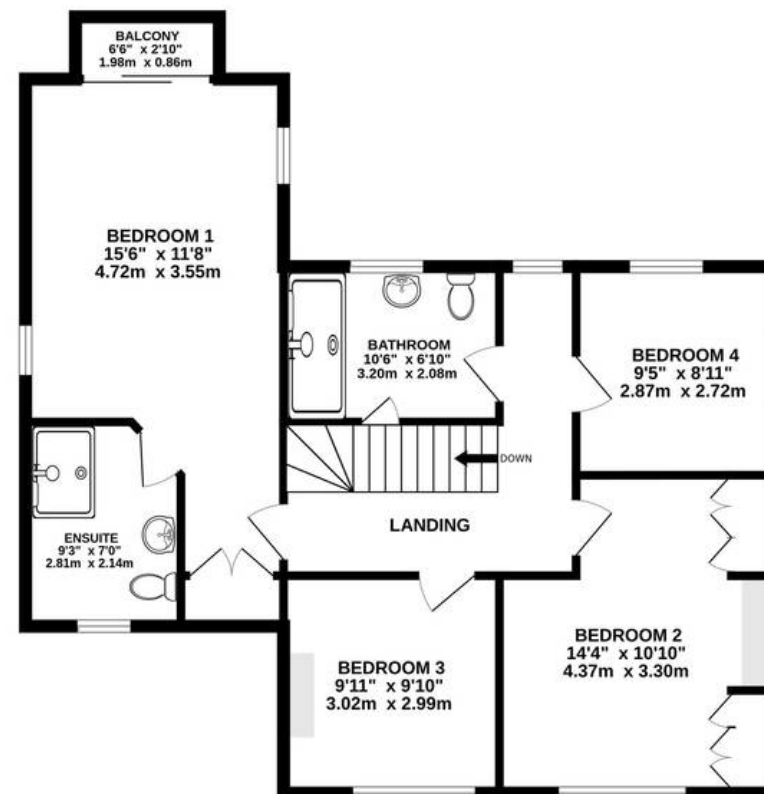




GROUND FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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