



## 12 Fonmon Park Road, Rhoose

£325,000 Freehold

EXTENDED DETACHED FAMILY HOME • SIGNIFICANT GROUND FLOOR ACCOMMODATION • MODERN KITCHEN, BATHROOM AND SHOWER RM • LARGE CONSERVATORY AND OFFICE/4TH BEDROOM • GOOD PARKING & LARGE ENCLOSED REAR GARDEN • VERY TUCKED AWAY POSITION • EPC RATING OF C70





#### TUCKED AWAY; EXTENDED GROUND FLOOR SPACE: DETACHED

Off the beaten track is this extended detached family home. Boasting a 3/4 car drive, enclosed rear garden and great family accommodation, this really is a rare opportunity.

The accommodation is initially accessed via a central entrance hallway and this leads to a front to back kitchen, a living room which in turn flows nicely to a home office (or ground floor bedroom) with private courtyard off, large conservatory, cloakroom and bathroom/WC.

The first floor has three bedrooms (two doubles and one single) plus a modern shower room/WC. The property is gas centrally heated and also double glazed. It is situated on a very quiet modern development which was commenced in the 1970s and thus is within walking distance to Fontygary, Tesco and other Rhoose amenities including the rail station. For families with children, Rhoose is within the catchment for Cowbridge Comprehensive School.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Entrance Hall**

Accessed via uPVC door with glazed panels. Ceramic tiled floor, radiator and fuse-box. Period oak door to the living room plus glazed double doors to the kitchen.

**Living Room**

22' 5" x 13' 5" (6.83m x 4.09m)

A great size room with laminated flooring, front bow shaped window and rear French doors to the conservatory. Period oak doors lead to the home office/bedroom 4 and a storage cupboard. The cloakroom area leads to the bathroom/WC. Coving and 2 radiators.

**Cloakroom**

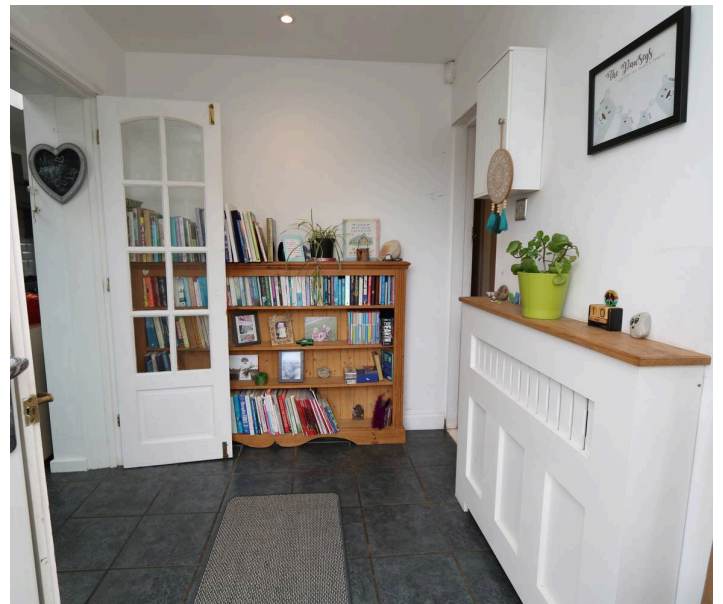
7' 5" x 3' 1" (2.26m x 0.94m)

A practical area for coats and shoes and with a rear window. Door to the bathroom.

**Kitchen**

22' 3" x 7' 0" (6.78m x 2.13m)

A light and airy kitchen with front window, uPVC rear patio door and 2 Velux skylights. There is a comprehensive range of units and drawers with natural wood worktop areas. Ceramic 1.5 bowl sink unit with contemporary tap over. Space for all appliances as needed. Ceramic tiled floor and splash-back areas.





### Conservatory

15' 2" x 10' 6" (4.62m x 3.20m)

With a laminated flooring, uPVC windows and French doors to the garden. Polycarbonate roof, radiator and power points.

### Home Office/Bedroom Four

11' 1" x 9' 3" (3.38m x 2.82m)

A versatile room with laminated flooring, a rear window and French doors to a private courtyard area. Coving and radiator.

### Bathroom/WC

7' 4" x 6' 7" (2.23m x 2.01m)

With a white WC, basin and bath with telephone style shower attachment over with wall bracket. Ceramic tiled walls, floor and splash-back areas. Radiator and opaque rear window.

### Landing

Carpeted and with replaced oak column panelled doors to the 3 bedrooms, shower room and linen cupboard. Side window and loft hatch (loft is well insulated and partly boarded).





**Bedroom One**

10' 5" x 10' 5" (3.17m x 3.17m)

A carpeted double bedroom with dual aspect windows (side and front). Radiator.

**Bedroom Two**

10' 10" x 9' 8" (3.30m x 2.94m)

A carpeted double bedroom with rear window, radiator and recessed triple wardrobe excluded from dimensions.

**Bedroom Three**

9' 10" x 6' 5" (2.99m x 1.95m)

A carpeted single bedroom with front window, radiator and high level cupboards.

**Shower Room/WC**

7' 5" x 6' 7" (2.26m x 2.01m)

With a white suite comprising a WC, basin and double cubicle with rainfall head and adjustable rinse unit. Obscure rear window, chrome heated towel rail and extractor. Fully ceramic tiled splash-backs and walls. Easy wipe flooring.





#### **FRONT GARDEN**

A tarmac drive for 3 vehicles; further stone chipped section for an additional parking space or displaying potted plants etc. Planted area with bark chippings.

#### **REAR GARDEN**

64' 12" x 23' 12" (19.8m x 7.31m)

A larger southerly facing garden with patio, lawn with stepping stone feature, sun deck and stone chipped area with railway sleeper surround with raised beds. Handy storage shed and fully enclosed by fencing.



**blackbear**