







## 72 Fontygary Road

Rhoose, Barry

3/4 BEDROOMS; DETACHED; LARGE PLOT AND NO CHAIN - Situated in this central position in Rhoose this detached period property was built as a bungalow an...  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- ENCLOSED REAR WITH PATIO & LAWN
- BATHROOM AND SHOWER ROOM
- 3/4 BEDROOMS; 2/3 RECEPTION ROOMS
- DETACHED PROPERTY ON A LARGE PLOT
- REFITTED KITCHEN/BREAKFAST AREA
- LONG DRIVEWAY AND LARGE FRONTAGE
- EPC D63







### **GROUND FLOOR - Entrance Porch**

Accessed via uPVC door with opaque glazing and matching side panel. Carpeted and high level fuse box. Fully glazed door leading to hall.

### **Hall**

Carpeted and with open access to the sitting room and a single panelled door plus double panelled doors give access to the main living room. Open door access to refitted kitchen. Further panelled doors lead to the bathroom / WC and ground floor bedroom / third reception room. Smooth coved ceiling.

### **Living Room**

Dimensions: 14' 11" x 11' 11" (4.54m x 3.63m). A super sized carpeted reception room with French doors leading to the front with excellent privacy. There is a wood burning stove mounted on a complementing hearth. Radiator plus smooth coved ceiling with rose.

### **Sitting Room**

Dimensions: 12' 2" x 11' 0" (3.71m x 3.35m). A carpeted reception room which has a front window, two radiators and dog leg carpeted stairs to the first floor. Smooth coved ceiling.

### **Kitchen Breakfast Room**

Dimensions: 16' 5" x 11' 11" (5.00m x 3.63m). A beautifully refitted kitchen with a striking range of eye level and base units in grey and there are wood effect work surface areas which have a sone and a half bowl ink unit inset plus a 4 ring ceramic hob. There is a waist level electric oven plus a microwave / combi oven, cooker hood, fridge and freezer. Concealed combi boiler. Modern vinyl floor which extends into the breakfast area. Antique style radiator plus smooth coved ceiling. The breakfast area has a breakfast bar, space to sit plus French doors giving access onto the private rear garden. Column style space saving radiator and a Velux window set into a sloping roof.







### **Bathroom WC**

Dimensions: 9' 1" x 7' 7" (2.77m x 2.31m). Very well presented with white suite comprising WC, pedestal basin and panelled bath with twin grip handles which has an electric shower over. Vinyl flooring plus ceramic tiled splash backs. Opaque rear window with wooden sill. Velux skylight. Two wall lights and recessed storage cupboard (excluded from dimensions provided).

### **Ground Floor Bedroom / Reception Three**

Dimensions: 12' 8" x 9' 0" (3.86m x 2.74m). A versatile room with wood effect vinyl floor. Window and patio door onto rear garden and a Velux skylight. Smooth coved ceiling and radiator.

### **FIRST FLOOR**

#### **Landing**

Carpeted, matching the stairs, the landing has good storage space and front windows offering some Channel views. Matching period style column doors give access to the three bedrooms and shower room.

#### **Bedroom One**

Dimensions: 10' 9" x 9' 7" (3.27m x 2.92m). Carpeted double bedroom with rear window and radiator.

#### **Bedroom Two**

Dimensions: 10' 8" x 6' 6" (3.25m x 1.98m). With wood effect vinyl flooring, rear window and radiator. Mirror fronted wardrobe.

#### **Bedroom Three**

Dimensions: 10' 9" x 8' 0" (3.27m x 2.44m). With wood effect vinyl flooring, front window with some Channel views. Handy eave style storage cupboard. Radiator.

#### **Shower Room / WC**

Dimensions: 6' 5" x 5' 6" (1.95m x 1.68m). Carpeted room with low level WC, pedestal basin and fully tiled shower cubicle with electric shower. Radiator and opaque rear window.







### **FRONT GARDEN**

The drive adjoins the deep garden which is mainly laid to lawn and the borders are planted with a vast array of shrubs / plants. Side access leads to the rear of the property.

### **REAR GARDEN**

Initially with a patio and secluded by established hedging and plants. This leads onto a large lawn which again is flanked by hedgerow and planted borders and enclosed by fencing. Pedestrian access to the garage. Handy separate area which is ideal as a mini allotment and centrally there is an established tree

### **DRIVEWAY**

2 Parking Spaces

Approached via a long Cotswold stone chipped drive which opens out in front of the property to provide excellent parking and turning circle. This extends round to the side of the property. Wood store and shed to remain. A half gate leads to the rear garden.











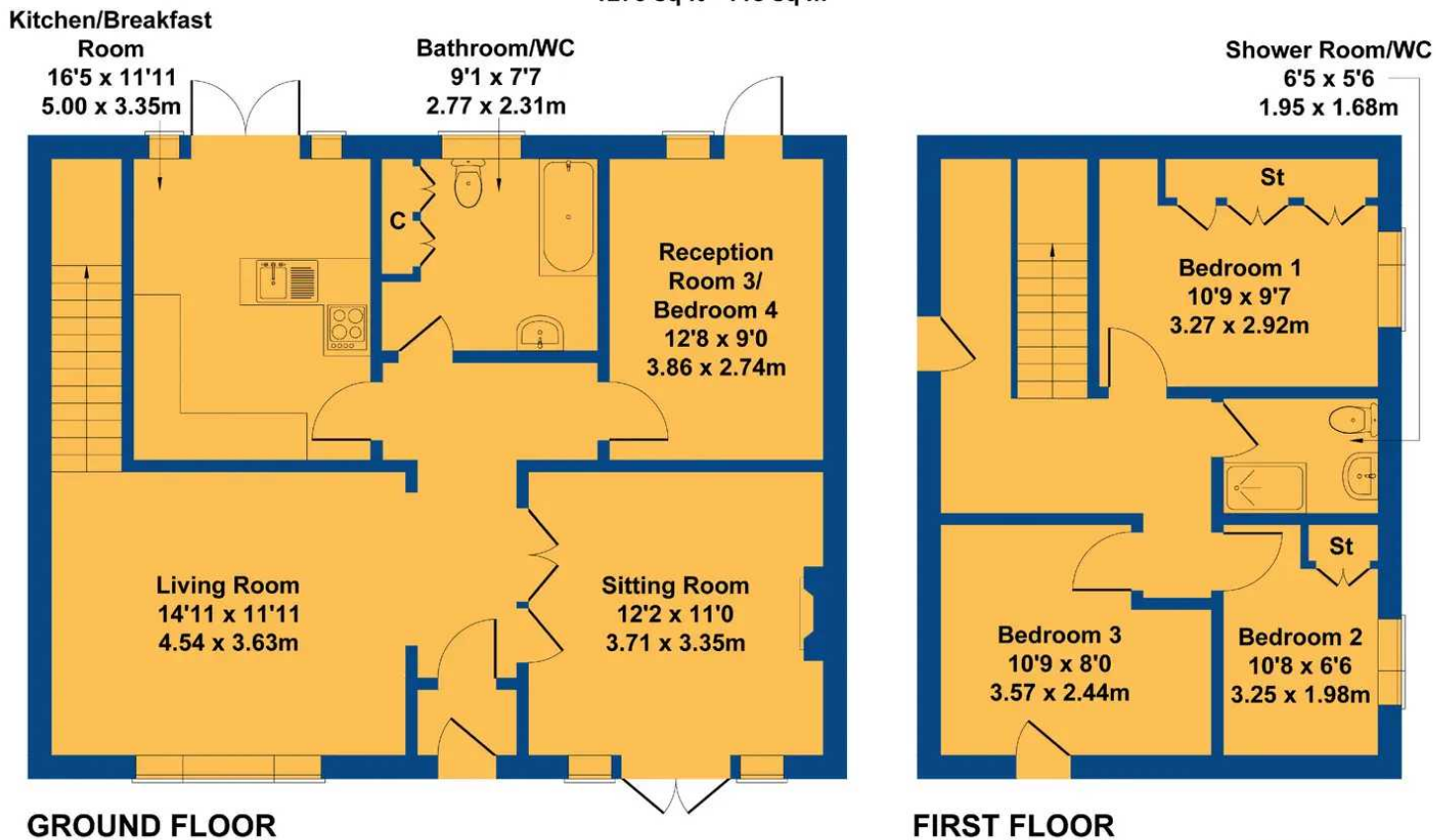






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Approximate Gross Internal Area  
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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