

108 Fonmon Park Road, Rhoose
£294,000



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Rhoose, Barry

3 BEDROOM DETACHED WITH EXCELLENT PARKING AND DETACHED GARAGE - Situated at the head of this popular cul de sac at the Fonmon end of Rhoose stands thi...

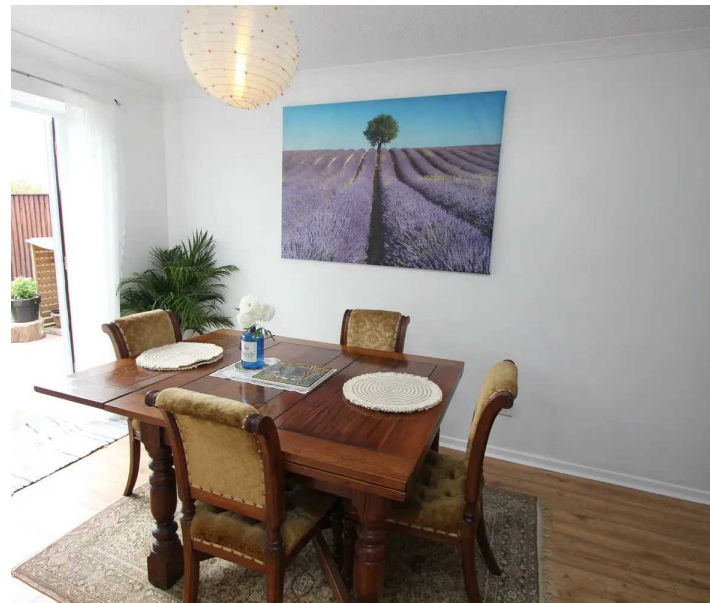
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- REAR GARDEN WITH SUMMERHOUSE
- 2 RECEPTIONS AND WICKES KITCHEN
- GAS CH, UPVC, HEAD OF A CUL DE SAC
- GENEROUS PARKING & DETACHED GARAGE
- MODERN BATHROOM/WC/SHOWER
- IMMACULATE DETACHED 3 BED HOME
- EPC C69





Storm Porch

A covered storm porch with letterbox and dry store area. A uPVC door with gold bar effect glazing leads into the entrance hallway.

Entrance Hall

With a laminated flooring, radiator and fusebox. Glazed double doors lead into the living room with further panelled doors leading to the cloakroom/WC and kitchen. Side window with gold bar effect and a carpeted staircase leads to the first floor.

Cloakroom/WC

Dimensions: 5' 9" x 2' 11" (1.75m x 0.89m). With a white close coupled WC and wall hung wash basin with tiled splashback. Laminate flooring.

Living Room

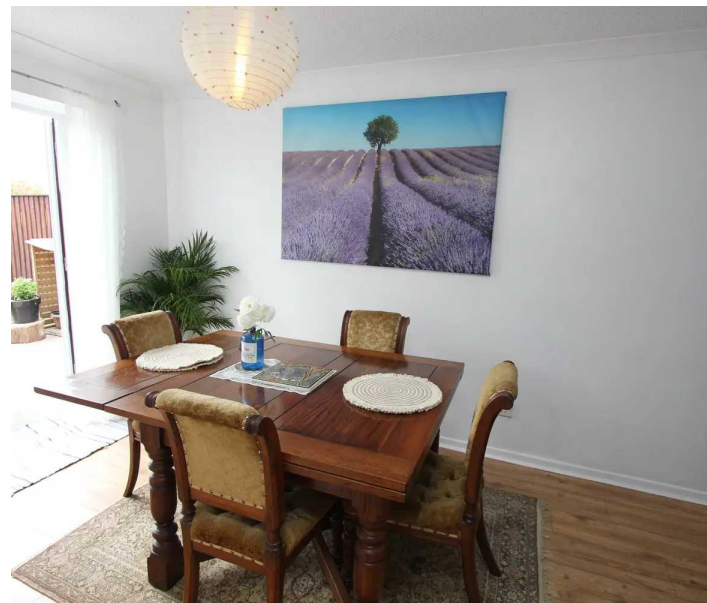
Dimensions: 17' 0" x 12' 2" (5.18m x 3.71m). A great size and with laminated flooring, this room has front uPVC windows with gold bar effect, radiator, coving and a focal point of a wood burning stove mounted on a slate hearth with complementing back. A glazed door leads to the dining room.

Dining Room

Dimensions: 14' 10" x 7' 10" (4.52m x 2.39m). With laminated flooring, a radiator, coved ceiling and French style uPVC double doors leading out to the rear garden. Open door access to the kitchen and a final door leads to a handy under stair cupboard.

Kitchen

Dimensions: 11' 7" x 7' 4" (3.53m x 2.23m). A refitted Wickes kitchen with rear uPVC window and side uPVC door to the drive area. The kitchen is very well appointed with matching units in grey and these are complemented by natural wood worktops and a Belfast style sink with brass style mixer tap over. Freestanding range with 5 ring gas burner and double oven (grill not working). Additional space for washing machine and US style fridge (these appliances are not to remain). Ceramic tiled flooring, partial blackboard





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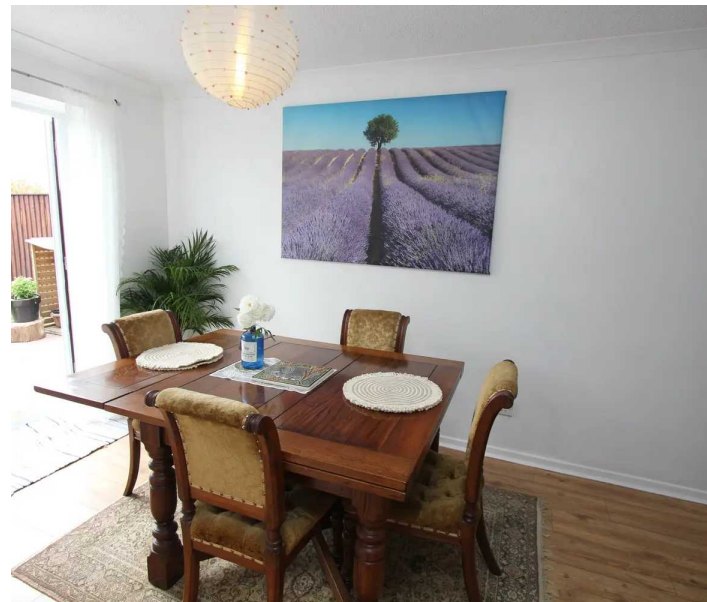
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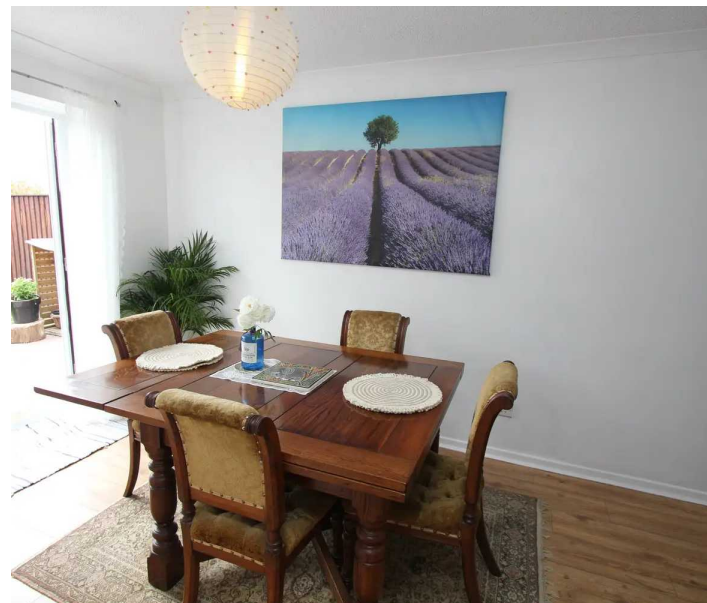
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FRONT GARDEN

A low maintenance area generally laid to interlocking brick pavior for parking and there is also a stone chipped section ideal for displaying potted plants etc. Double wheeled gates lead to a further drive area and the detached garage. Boundary hedge.

REAR GARDEN

Initially with a sun patio (brick pavior) and this extends to the enclosed side area which is ideal for recycling/storage etc. The remainder is laid to lawn with separate slightly raised patio. A recessed summerhouse will remain (wooden build and with two windows and entrance door - (7 ft 10 x 7 ft 8).

DRIVEWAY

5 Parking Spaces

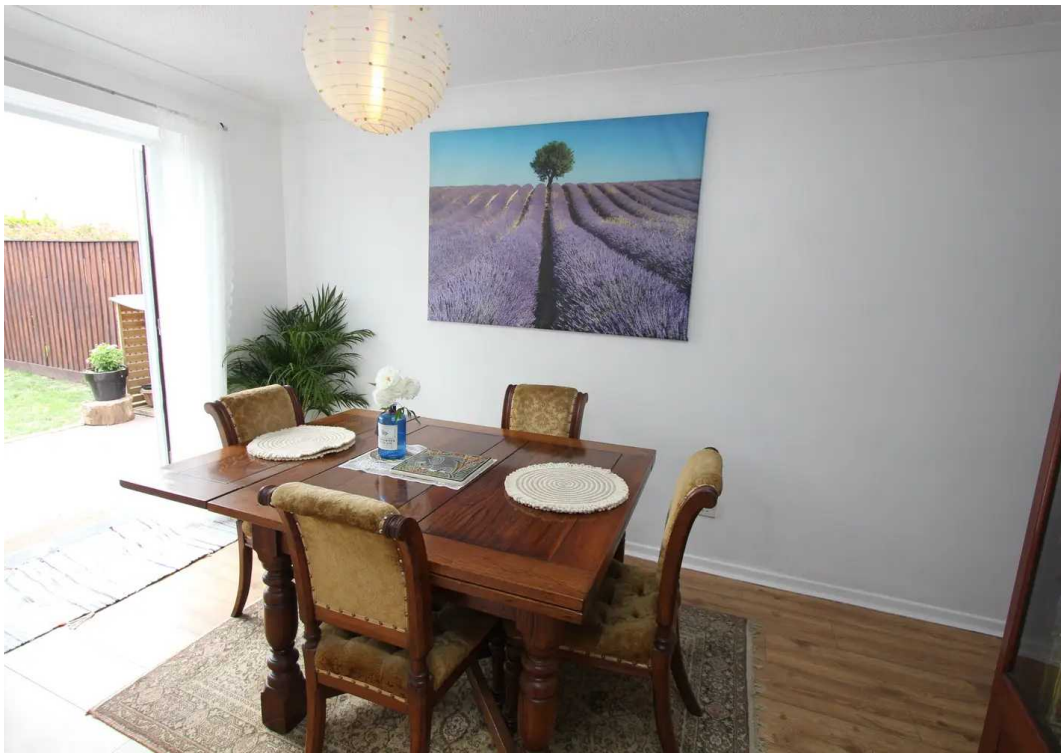
Parking to the front and to a secure side driveway (this leads to the detached garage)

GARAGE

Single Garage

Brick built and with power and lighting provided. Accessed via wooden double doors. Asbestos corrugated roof.





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Approximate Gross Internal Area

1001 sq ft - 93 sq m

Bathroom/WC/Shower Room

7'5 x 5'5

2.26 x 1.65m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.