







## 40 Fontygary Road

Rhoose, Barry

SUPER FAMILY GARDENS AND GREAT PARKING;  
ANNEXE/STUDIO - Situated centrally to the Village  
and the old 'Police House' is this delightful,  
spacious deta...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SUPERB LARGE PRIVATE REAR GARDEN
- HANDY ANNEXE/STUDIO TO THE REAR
- SUBSTANTIAL PERIOD DETACHED HOUSE
- LARGE PLOT WITH GREAT PARKING
- LARGE KITCHEN/FAMILY ROOM
- 4 BEDROOMS AND 4 RECEPTION ROOMS







## GROUND FLOOR.

### Entrance Vestibule.

Accessed via a uPVC door with arch shaped opaque glazing. There are further front and side windows with shutters. Ceramic tiled flooring and an arch leads through to the entrance hallway.

### Entrance Hallway.

Dimensions: 25' 6" x 6' 0" (7.77m x 1.83m). Carpeted and with matching doors giving access to the living room, dining room, study, cloakroom/WC and handy storage cupboard. A glazed door leads into the kitchen. Handy open under stair storage space plus radiator and high level cupboards concealing the consumer unit and meters. Smooth covered ceilings. Front window plus carpeted staircase to the first floor.

### Cloakroom/WC.

Dimensions: 4' 6" x 3' 0" (1.37m x 0.91m). With a low level WC and wall hung wash hand basin, this practical room has a ceramic tiled flooring and tiled walls to dado level with stainless steel trim. An opaque side window and tongue and grooved style ceiling.

### Living Room.

Dimensions: 26' 3" x 12' 0" (7.99m x 3.65m). This excellent size reception room has a dual aspect with front windows and rear French style doors. The focal point is that of a traditional style fireplace. Smooth covered ceiling with two roses plus two radiators. A laminated flooring runs throughout the room.

### Dining Room.

Dimensions: 14' 0" x 11' 6" (4.26m x 3.50m). A good size carpeted reception room which has a traditional style fire surround with marble back and hearth and electric fire. The room opens into an orangery style sitting room and has a glazed door which leads through into the kitchen/breakfast room. Radiator.







**Sitting Room.**

Dimensions: 14' 2" x 7' 11" (4.31m x 2.41m). Carpeted one again matching the dining room, this room has two feature sky light Velux windows. There are also French style uPVC doors with matching windows giving access to the rear garden. Radiator.

**Kitchen/Breakfast Room.**

Dimensions: 16' 8" x 9' 8" (5.08m x 2.94m). A large light and airy room which has a side window, French style uPVC rear doors also a skylight style Velux window. The kitchen is very well appointed with matching cream units in a Shaker style and these are complemented by superb granite worktops with a splash back trim and matching sill. Inset one and a half bowl Franke sink unit with mixer tap over. Other appliances include a five ring gas hob with electric oven under, extractor hood over plus there is an adjacent waist level double oven with grill. There are further recesses for other appliances as required. A feature ceramic tiled flooring runs through the room and there is a radiator, space for breakfasting table and chairs as required and also ceramic tiled splash backs. Wall mounted spot lights.

**Study.**

Dimensions: 9' 0" x 7' 5" (2.74m x 2.26m). A carpeted and very handy fourth reception room which has front windows and radiator plus smooth ceiling.

**FIRST FLOOR.**

**Landing.**

The landing is carpeted and matches the stairs and there is a front window enjoying channel views. There is a smooth covered ceiling, radiator and matching doors giving access to the four bedrooms, bathroom/WC and also to a handy walk-in storage cupboard which measures just over 4' square.







#### **Bedroom One.**

Dimensions: 11' 7" x 11' 6" (3.53m x 3.50m). A good size carpeted double bedroom which is fitted with an excellent range of modern wardrobes, over bed fitments plus display shelf. There is a rear window looking onto the garden, radiator and smooth ceiling with four recessed L.E.D. spot lights. A panelled door leads to the en-suite bathroom.

#### **En-suite Bathroom.**

Dimensions: 8' 10" x 6' 6" (2.69m x 1.98m). With a white suite comprising close coupled WC, pedestal basin, bath and double shower cubicle. There are fully ceramic tiled walls, splash backs and flooring plus a mostly opaque rear window. Smooth ceiling with four energy spot lights and extractor, cream heated towel rail plus wall mounted boiler firing the central heating. (Replaced 2022 with a 10 year warranty)

#### **Bedroom Two.**

Dimensions: 11' 10" x 11' 7" (3.60m x 3.53m). A carpeted double bedroom with rear window, radiator and smooth coved ceiling with four recessed spot lights.

#### **Bedroom Three.**

Dimensions: 14' 5" x 8' 6" (4.39m x 2.59m). A good size carpeted double bedroom with front window enjoying some sea views plus there is a smooth coved ceiling with four recessed L.E.D. spot lights. Dimensions exclude a deep recess ideal for a wardrobe. Radiator.

#### **Bedroom Four.**

Dimensions: 9' 11" x 7' 10" (3.02m x 2.39m). A good size carpeted fourth bedroom with front window enjoying some sea views, radiator and smooth ceiling.







### **FRONT GARDEN**

A deep frontage laid to block pavior offering space for 8 to 10 vehicles. There are a variety of established shrubs and trees.

### **REAR GARDEN**

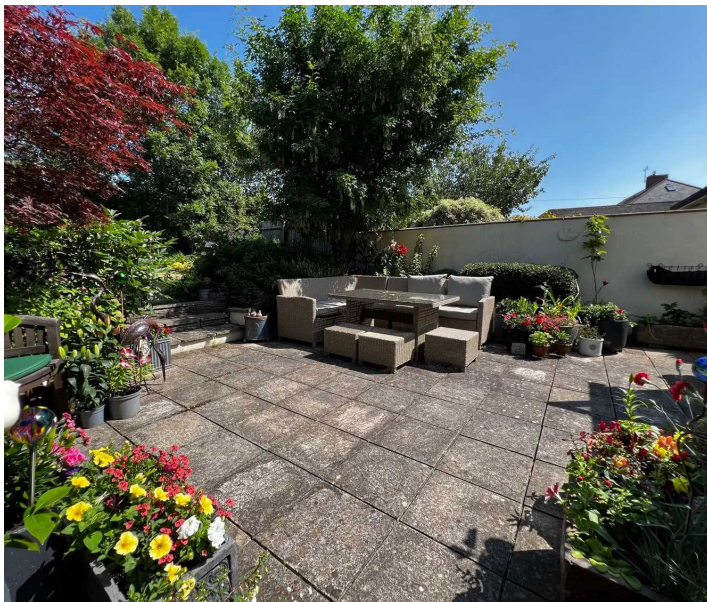
72' 11" x 48' 11" (22.23m x 14.92m)

Initially with a full width of level slabbed patio which offers dual side access to the front of the property. There is access to the annexe style construction plus also to a handy dry store. Three steps lead up to a significant level lawn which has a central circular patio seating arrangement. The lawn is flanked by a vast array of shrubs, plants and trees. The garden is enclosed by a mix of block wall and well kept timber fencing.

### **ON DRIVE**

8 Parking Spaces

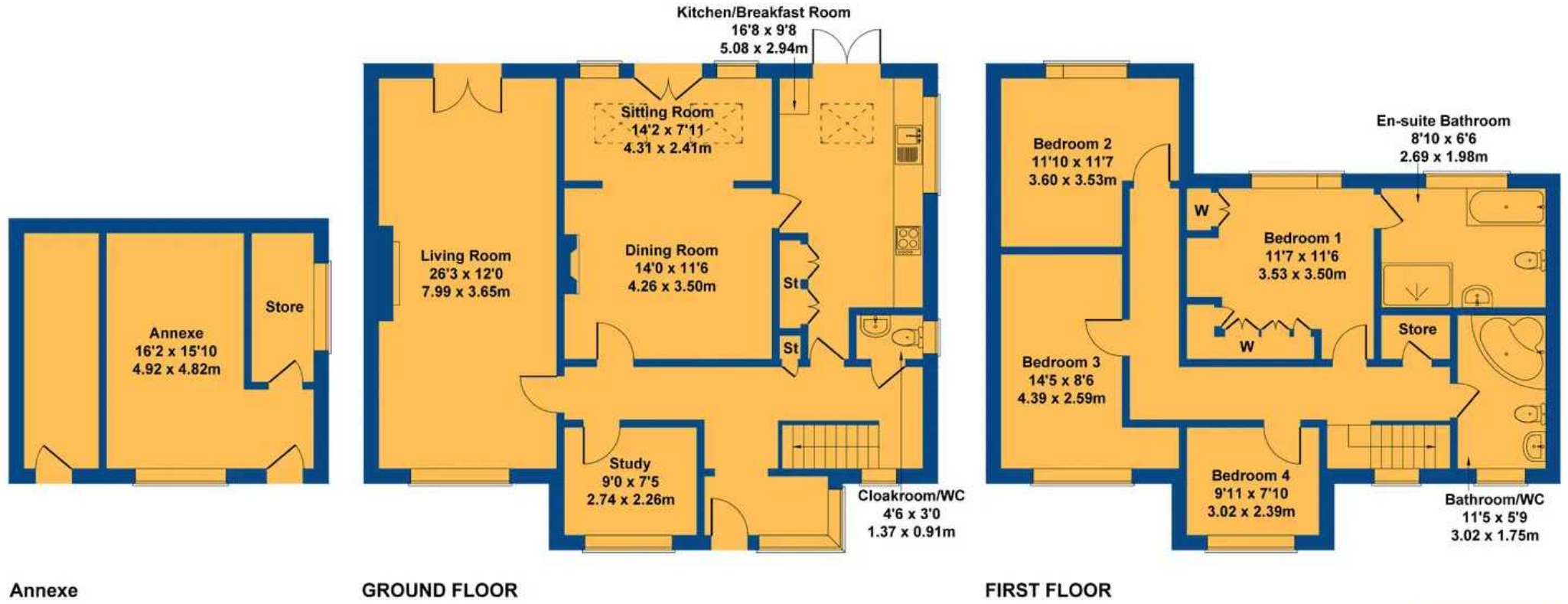
A deep frontage laid to block pavior offering space for 8 to 10 vehicles





# 40 Fontygary Road

Approximate Gross Internal Area  
2164 sq ft - 201 sq m



Annexe

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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