





## 48 Fonmon Road

Rhoose, Barry

DETACHED BUNGALOW; TWO / THREE BEDROOMS;  
LARGE DRIVE & GARDENS - this well maintained  
property offers spacious and flexible living  
arrangements. A...

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- LARGE GARDENS TO FRONT AND REAR
- DETACHED BUNGALOW
- LARGE LIVING ROOM; DINING ROOM
- CONSERVATORY; MODERN SHOWER ROOM
- NO ONWARD CHAIN
- DRIVEWAY FOR 3 / 4 CARS





### **Entrance Porch / Lobby**

Accessed via uPVC door with opaque glazing and matching side panels. Tiled floor. Coat storage. Wooden door to rear garden, door to an outhouse, door to reception room / office plus door to entrance hall.

### **Hallway**

A spacious hall with wood block floor and loft hatch. Matching internal Oak style doors to kitchen, shower room, lounge, dining room and two bedrooms. Further doors access 2 storage / airing cupboards.

### **Kitchen**

Dimensions: 10' 0" x 7' 10" (3.05m x 2.39m). Fitted with eye level and base units with work surfaces over and inset one and a half bowl sink unit. Stand alone gas cooker with double oven under. Space for further appliances as required. Rear aspect uPVC window. Continuation of the wood block floor.

### **Dining Room**

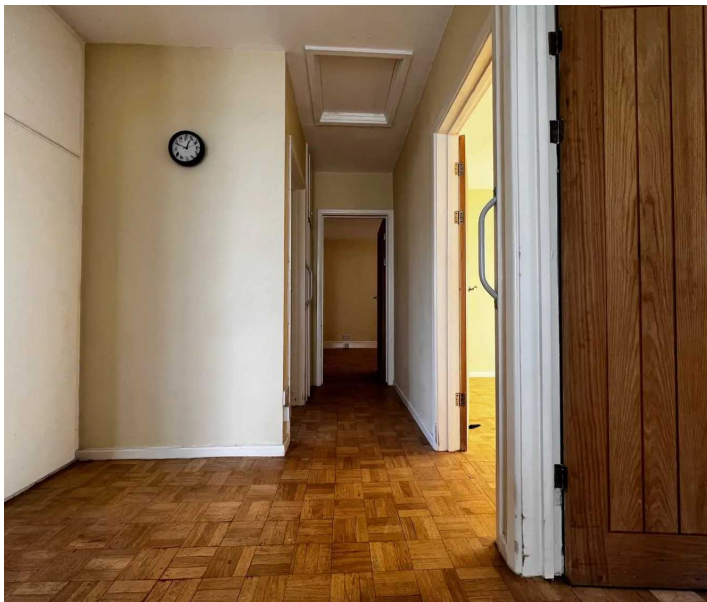
Dimensions: 10' 0" x 9' 7" (3.05m x 2.92m). Continuation of the wood block floor and radiator. A handy reception room with sliding doors to conservatory.

### **Conservatory**

Dimensions: 9' 6" x 8' 11" (2.89m x 2.72m). With polycarbonate roof and uPVC windows plus double opening doors onto the garden. Tiled floor.

### **Living Room**

Dimensions: 17' 0" x 14' 0" (5.18m x 4.26m) excluding deep door recess. A spacious lounge with wood block floor. uPVC windows plus two doors onto the front garden. Radiator. Inset ceiling spot lights.





### **Bedroom One**

Dimensions: 14' 6" x 10' 0" (4.42m x 3.05m). A good size double bedroom with wood block floor. Radiator. Rear aspect uPVC window. Double fitted wardrobes.

### **Bedroom Two**

Dimensions: 10' 8" x 8' 0" (3.25m x 2.44m). With laminate floor and front aspect window. Radiator. Wall mounted concealed Worcester boiler firing the gas central heating.

### **Shower Room**

Dimensions: 6' 4" x 5' 5" (1.93m x 1.65m). A modern shower room with fully tiled walls and floor. Walk in wet room style cubicle with thermostatic shower and rainfall style head plus separate rinser. Low level WC with concealed cistern and modern circular sink set onto a vanity unit. Ladder style heated towel rail. Side aspect opaque window. Mirror.

### **Office / Reception Room**

Dimensions: 15' 8" x 8' 0" (4.77m x 2.44m). Previously the garage, this handy extra room has laminate floor and front and rear windows (one single glazed). Wall mounted electric heating.

### **Agent Note**

Probate was granted at the end of August 2023.

### **Front Garden**

**Small level lawn and plant border.**

### **Rear Garden**

A wonderful enclosed rear garden with an initial patio area which leads to a large level lawn. This in turn leads to the storage / summer house. Side access.

### **On Drive**

3 Parking Spaces





#### **FRONT GARDEN**

#### **REAR GARDEN**

A wonderful enclosed rear garden with an initial patio area which leads to a large level lawn. This in turn leads to the storage / summer house. Side access.

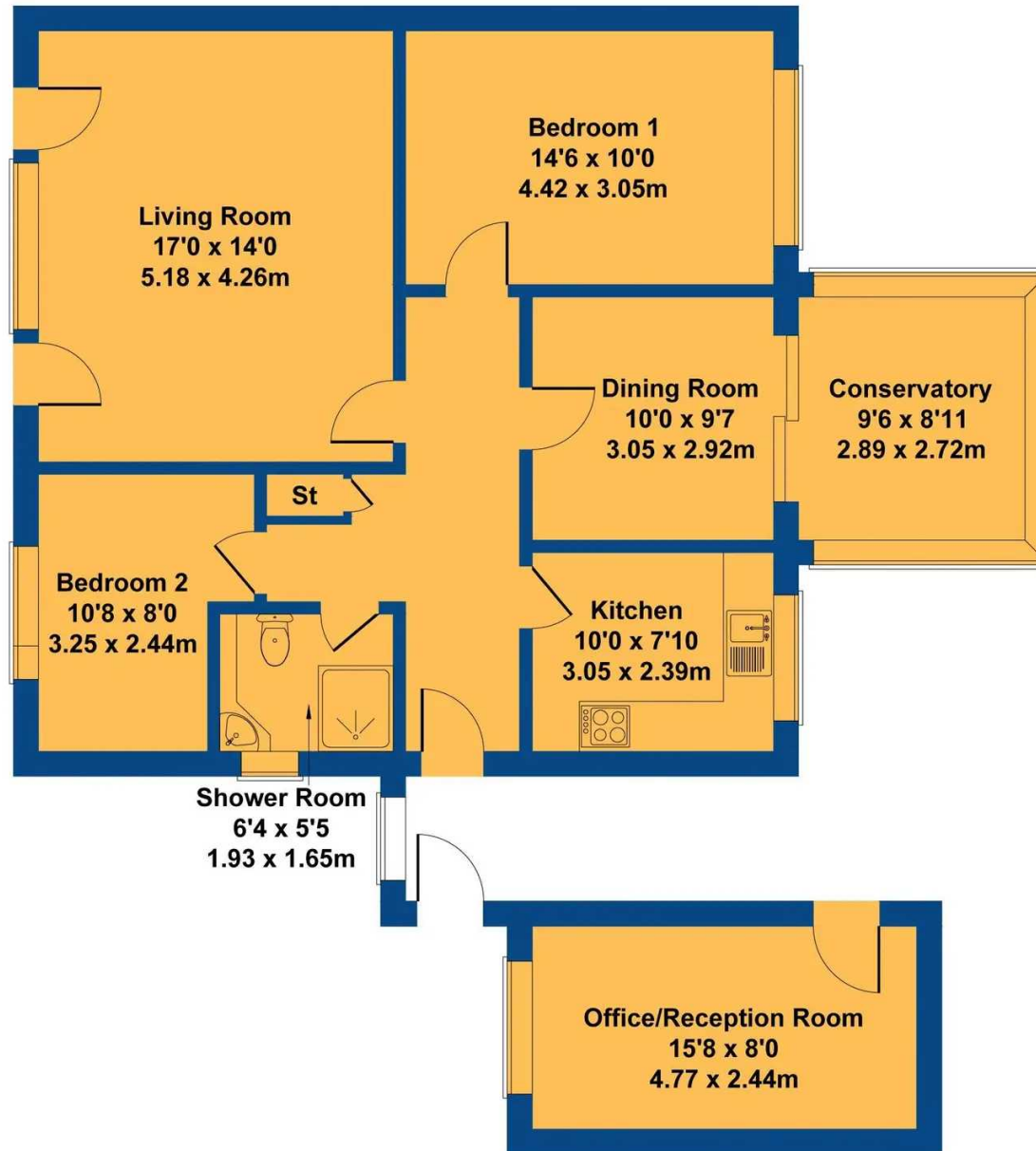
#### **ON DRIVE**

3 Parking Spaces



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Approximate Gross Internal Area  
1044 sq ft - 97 sq m



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

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