





68 Fonmon Park Road

Rhoose, Barry

Nestled within a sought-after neighbourhood, this beautifully refurbished semi-detached house offers an exceptional standard of living. Boasting three bedrooms and a large lounge, this property provides ample space for a growing family. The modern kitchen, effortlessly open to a breakfast area, provides the perfect space for hosting family and friends. Additional features include a utility room, study, and a small garage store, offering ample storage solutions. The first-floor bathroom includes a WC and a shower, catering to the needs of a busy household. With multi-vehicle parking available, convenience is at the forefront of this property's attributes.

Step outside onto the adjoining driveway, where interlocking brick paviours offer additional parking facilities. Enjoy the tranquillity of the private garden, complete with areas of decking and a neatly manicured lawn - perfect for outdoor relaxation and al fresco dining. In addition, the tarmac area provides off-road parking for one vehicle, keeping your prized possession secure and easily accessible.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- BEAUTIFULLY REFURBISHED SEMI DETACHED
- 3 BEDROOMS AND LARGE LOUNGE





Hall

Accessed via uPVC front door with opaque glazing. Laminate flooring and dog leg stair case to the first floor with handy under stair storage. Glass block wall division to the living room and a multi paned door leads to the same.

Lounge Dining Room

20' 7" x 13' 7" (6.27m x 4.14m)

With a laminate flooring and front bow shaped uPVC window with deep sill and to the rear French uPVC doors giving access to the rear garden. Two radiators. Coved ceiling. Panelled door to kitchen.

Kitchen

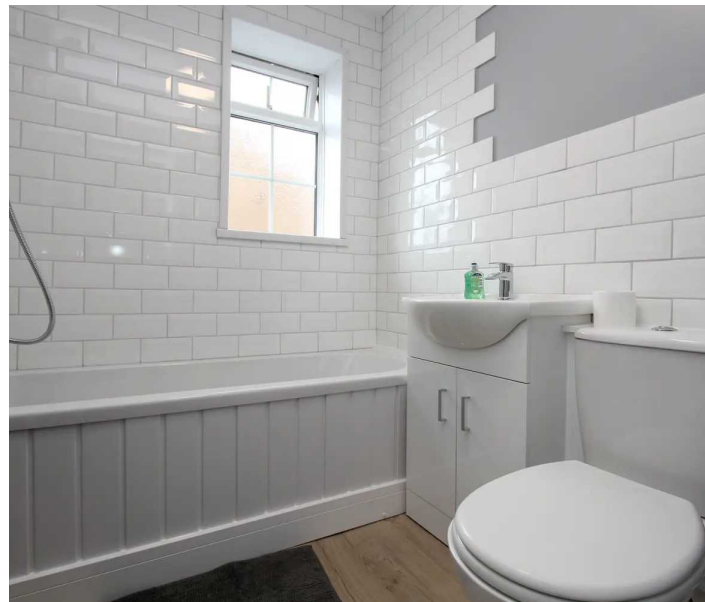
12' 6" x 8' 1" (3.81m x 2.46m)

Beautifully appointed kitchen with matching eye level and base units and complementing work surfaces over. Space for appliances. Inset hob and oven. Laminate floor. Open to breakfast area.

Utility / Breakfast Area

8' 8" x 7' 5" (2.64m x 2.26m)

Laminate floor. Side and rear uPVC windows plus door leading to the garden. Smooth coved ceiling. Panelled door leads to the study.



Study

8' 1" x 7' 5" (2.46m x 2.26m)

Carpeted with smooth coved ceiling. Rear uPVC windows. uPVC door leads through to the rear part of the garage conversion.

Landing

Carpeted with a front uPVC window, loft hatch and panelled doors give access to the bathroom, three bedrooms and airing cupboard which houses the combi boiler.

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

White suite comprising panelled bath with shower attachment off mixer tap. Folding glass shower screen. Wash hand basin on vanity unit and matching



White suite comprising panelled bath with shower attachment off mixer tap. Folding glass shower screen. Wash hand basin on vanity unit and matching low level WC. Tiled splash backs. Contemporary upright heated towel rail. Side aspect opaque window. Laminate floor.

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

Carpeted double bedroom with rear uPVC window. Radiator. Coving. Fitted wardrobes.

Bedroom Two

9' 10" x 6' 6" (2.99m x 1.98m)

Carpeted single bedroom with rear window and radiator.

Bedroom Three

10' 6" x 6' 6" (3.20m x 1.98m)

Carpeted single bedroom with front uPVC window and radiator.







FRONT GARDEN

Adjoining the driveway and laid to interlocking brick paviour for additional parking facilities.

REAR GARDEN

A private garden with areas of decking and lawn.

ON DRIVE

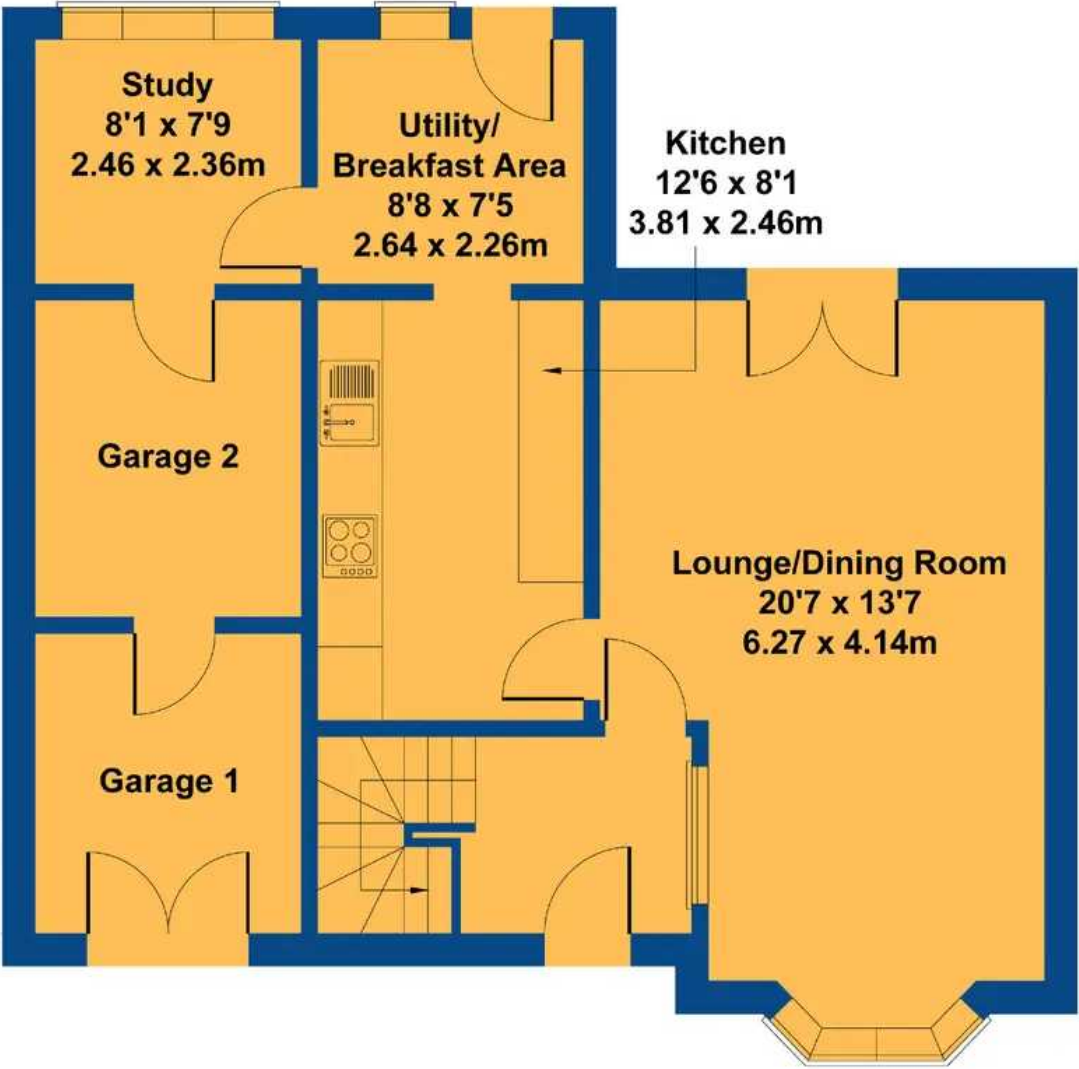
1 Parking Space

Laid to tarmac and providing off road parking for one vehicle.

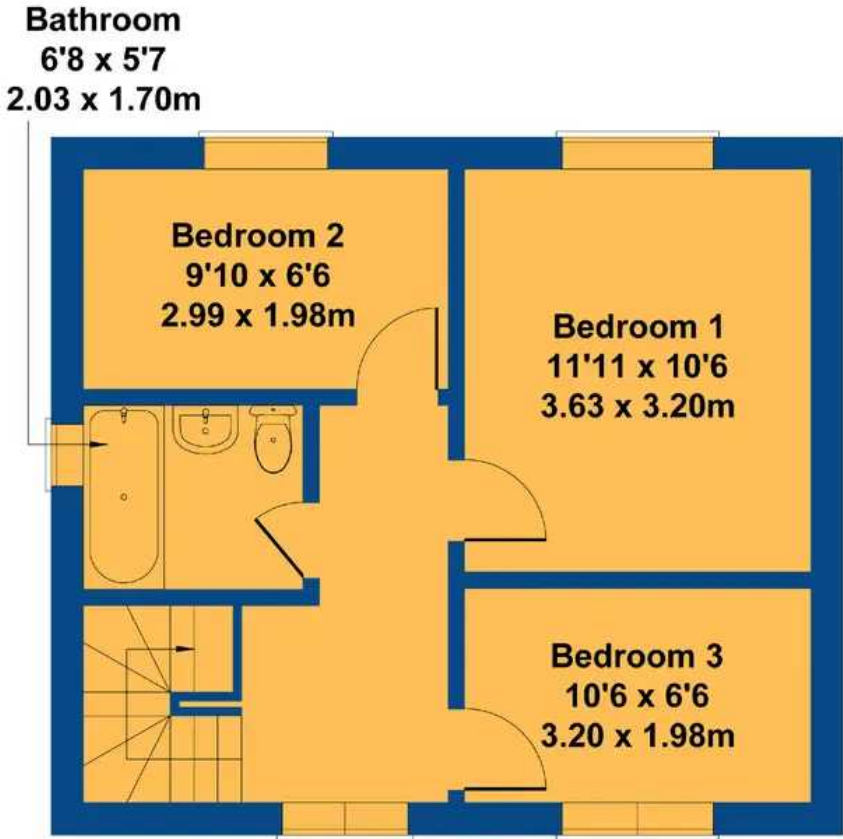


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Approximate Gross Internal Area
1163 sq ft - 108 sq m



GROUND FLOOR



FIRST FLOOR

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





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