

10 Fontygary Road, Rhoose
£290,000



10 Fontygary Road

Rhose

This truly spacious detached house offers a generous living space that is perfect for families. Boasting three or four double bedrooms and two or three reception rooms, Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A REALLY SPACIOUS DETACHED HOME
- 3 OR 4 DOUBLE BEDROOMS; 2 OR 3 RECEPTIONS
- STYLISH STRIKING FITTED KITCHEN
- CLOAKROOM WC AND UTILITY ROOM
- 1ST FLOOR BATHROOM/WC/SHOWER
- DRIVE AND PRIVATE ENCLOSED REAR GARDEN
- EPC RATING - D66





Entrance Hallway

Accessed through an opaque uPVC door, there is a ceramic tiled flooring and doors lead to the living room, kitchen and cloakroom/WC. A dogleg staircase leads to the first floor and this has excellent storage underneath. Radiator and smooth ceiling with 6 spotlights.

Cloakroom/WC

7' 0" x 3' 11" (2.13m x 1.19m)

With a white WC and basin with vanity cupboard under. Opaque front window, radiator and smooth coved ceiling with 2 spotlights. Ceramic tiled flooring.

Living Room

15' 10" x 13' 1" (4.82m x 3.98m)

A large room with laminate flooring, front windows and focal point of a recently installed contemporary fireplace with wood burner inset. Glazed doors lead in to the dining room. Coved ceiling, radiator and 2 wall lights.

Dining Room

13' 1" x 9' 9" (3.98m x 2.97m)

A second reception room with laminate flooring, door to the kitchen and French doors to the rear garden. Radiator and coved ceiling.



Kitchen

12' 7" x 10' 3" (3.83m x 3.12m)

A stylish kitchen which is really well appointed with striking re units complemented by modern worktops and furniture. There is a 1.5 bowl sink unit. Free standing 5 ring cooker with glass canopied extractor over plus integrated dishwasher and space for fridge/freezer. Ceramic tiled splashbacks and sill with rear window. Smooth coved ceiling with 9 LED spotlights. Ceramic tiled flooring.



Utility Room

9' 1" x 6' 8" (2.77m x 2.03m)

A functional room with rear window and uPVC doors. Space for appliances and storage. Smooth coved ceiling with 6 spotlights plus radiator and door to the third reception room or 4th bedroom.

Reception Three of Bedroom Four

18' 1" x 8' 8" (5.51m x 2.64m)

A super size carpeted versatile room with front window, radiator and smooth coved ceiling with 8 recessed LED lights. Handy loft space with pull down ladder. Electric meter, fuse-box and stop cock.

Landing

Carpeted and with doors to the three bedrooms, bathroom and airing cupboard that houses the hot water cylinder. Coved ceiling and loft hatch.

Bedroom One

13' 4" x 13' 2" (4.06m x 4.01m)

A spacious carpeted double bedroom with front window, radiator and recessed hanging space.

Bedroom Two

13' 3" x 12' 7" (4.04m x 3.83m)

A second spacious carpeted double bedroom with rear window, coving and radiator.

Bedroom Three

10' 2" x 9' 6" (3.10m x 2.89m)

A third carpeted double bedroom with rear window, radiator and coving. This bedroom has the added benefit of a walk in wardrobe which measures - approximately - four foot by three foot.

Bathroom Shower WC

10' 2" x 6' 10" (3.10m x 2.08m)

Again super spacious and comprising a white WC, basin, bath and quadrant shower cubicle with thermostatic shower. Opaque front window, smooth coved ceiling with 6 spotlights and fully ceramic tiled splashbacks. Vinyl flooring and mirror.





FRONT GARDEN

With stone chippings and a crazy paved path to the front door.

REAR GARDEN

A private garden with areas of patio, lawn and decking. Enclosed by block wall.

DRIVEWAY

2 Parking Spaces

Laid to block paviour and providing off road space for 2 vehicles. Side access to the rear garden.



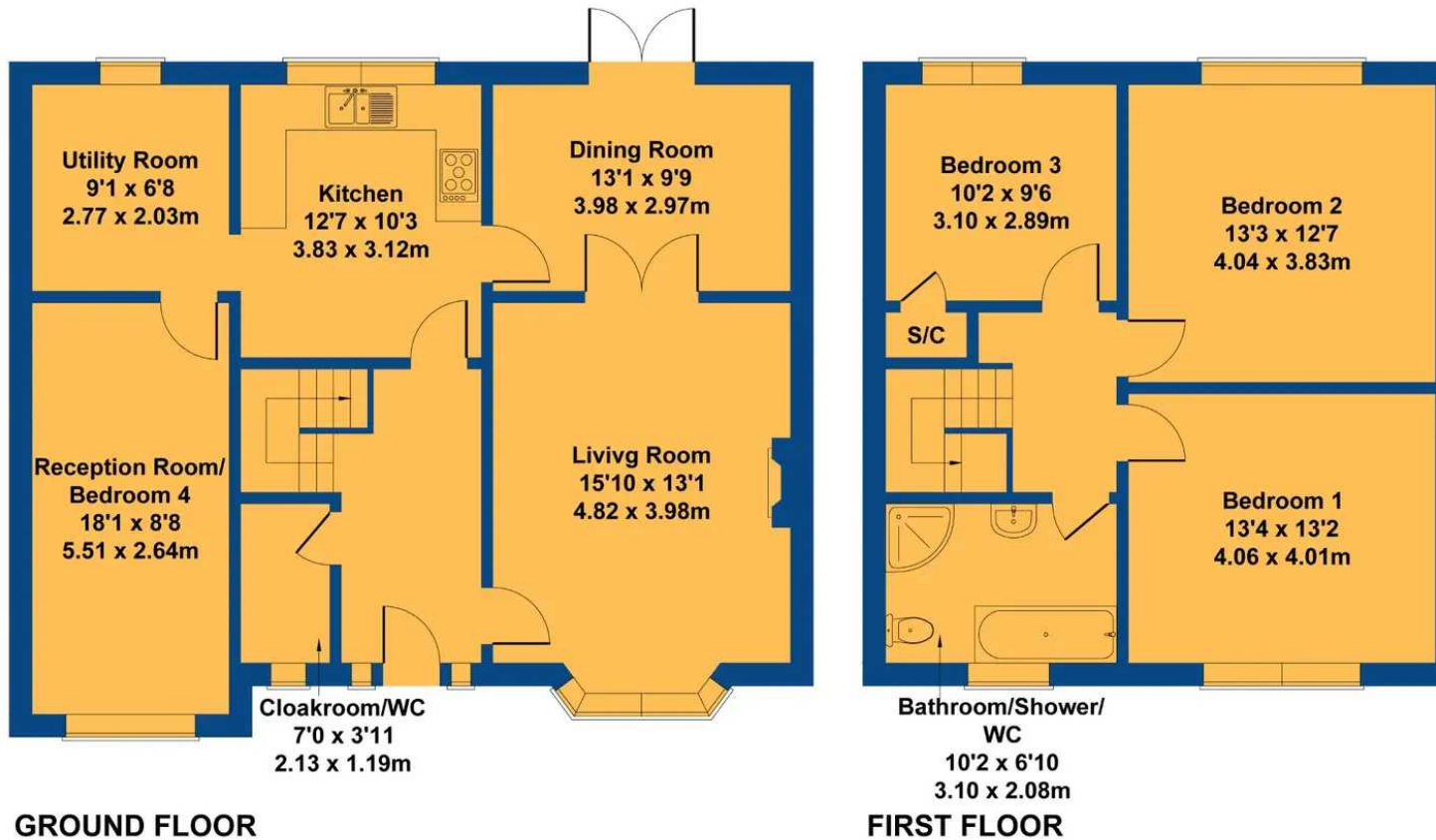


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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Approximate Gross Internal Area
1489 sq ft - 138 sq m



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



Chris Davies Estate Agents

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

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

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