





Oaklands

Fonmon, near Rhoose

Gorgeous 4-bed dormer residence with stunning country views. Versatile accommodation, 4 reception rooms, modern kitchen, 2 bathrooms. Generous gardens with double garage, carport, and summerhouse. Perfect for a peaceful and picturesque lifestyle. Convenient location near Rhoose and motorway access.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- RURALLY LOCATED DETACHED RESIDENCE
- VERSATILE SPACIOUS ACCOMMODATION
- MODERN KITCHEN WITH RANGE COOKER
- 2 FIRST FLOOR BATHROOMS
- GENEROUS GARDENS TO THE FRONT AND REAR
- OIL CENTRAL HEATING & WATER PUMP SYSTEM
- LARGE DOUBLE GARAGE, SEPARATE CAR PORT & MULTI CAR DRIVE
- 4 RECEPTION ROOMS AND 4 BEDROOMS; EPC E48





Entrance Porch

With uPVC windows built on a dwarf wall and accessed via composite door with arch shaped glazing. Ceramic tile flooring, light and further uPVC door with matching side windows (all with stained glazing) leading to the entrance hall.

Hallway

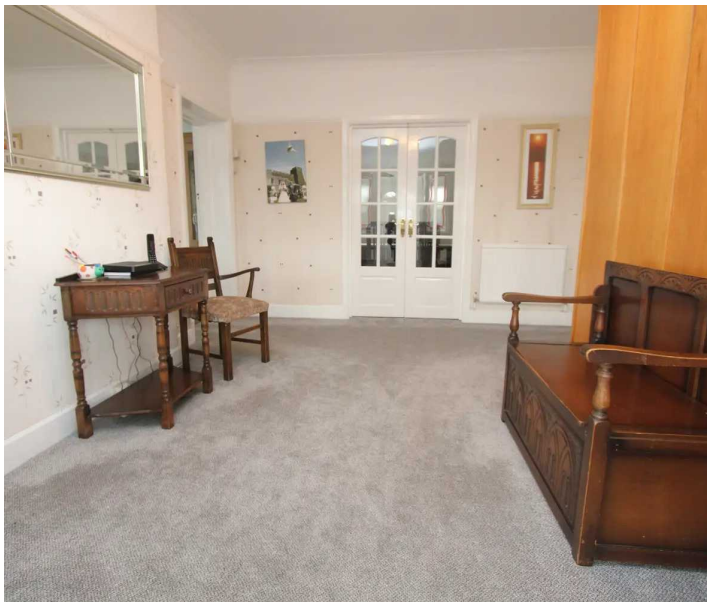
14' 11" x 11' 10" (4.55m x 3.61m)

Large welcoming entrance hall which could easily double up as a reception room / area. There is a dog leg stair case with Oak spindle balustrade leading to the first floor. Two radiators, picture rail and smooth coved ceiling. Column style period panelled doors give access to the living room, handy under stair storage space and further door with glazing leading to the dining room, sitting room, downstairs shower room WC and the breakfast room. Feature stained glazed window divides the hall and the dining room.

Living Room

19' 9" x 11' 8" (6.02m x 3.56m)

Measurements into bay. A carpeted light and airy reception room with front uPVC bay windows and four radiators. Focal point of a stone fire surround with marble hearth and coal effect electric fire inset. Further rear uPVC window. Coved ceiling.



Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

Carpeted, this room has a side uPVC window, radiator, picture rail and smooth coved ceiling. A panelled door leads to the modern fitted kitchen and a stained glazed window divides this and the hall.

Sitting Room

14' 0" x 11' 8" (4.27m x 3.56m)

Measurements into bay. With an original block flooring this reception room has a front uPVC bay window, radiator, picture rail and textured coved ceiling.



Shower Room WC

8' 6" x 7' 10" (2.59m x 2.39m)

In pristine condition and comprising a white suite which has a WC, wash basin with vanity cupboard under plus large walk in shower enclosure, with glass screen division and thermostatic shower inset. Rainfall style head and adjustable rinse unit. Chrome towel rail, ceramic tile splash backs and walls, plus there are two opaque uPVC window. Double cupboard which houses the hot water cylinder.

Breakfast Room - 13' 0" x 12' 2" (3.96m x 3.71m)

With a tile flooring and slightly raised display style fire place with alcove cupboards either side. Rear uPVC window and two radiators. Picture rail. Double width open access to the kitchen.

Kitchen - 13' 7" x 11' 6" (4.14m x 3.51m)

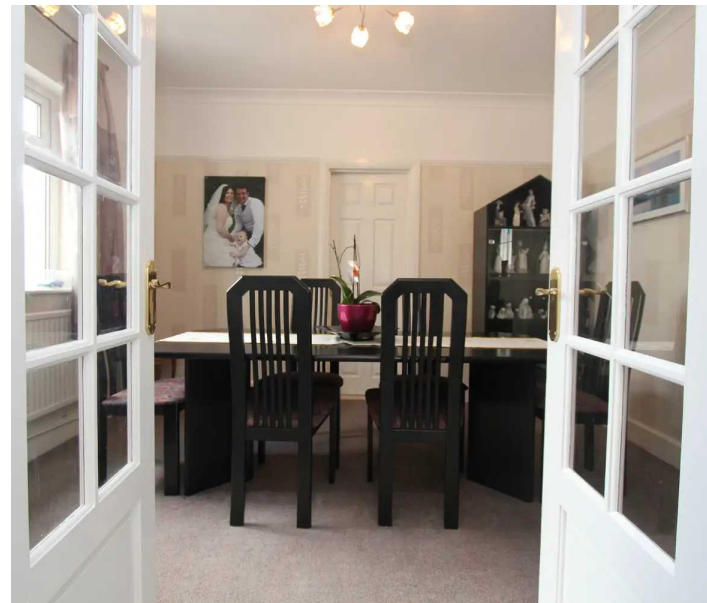
Very well appointed with matching eye level and base units in a beech effect and these are complemented by modern worktops which have a stainless steel sink unit inset with mixer tap over. Freestanding dual fuel LPG 7 ring range with double oven, grill and plate drawer plus large cooker hood over. Ceramic tiled splash backs and flooring. uPVC window and door giving access to the delightful rear garden with rural aspect. Panelled door to the dining room plus smooth coved ceiling. Recesses for other appliances as required. Central island with storage under.

Landing - Carpeted, there are doors giving access to the four bedrooms and two bathrooms plus various storage cupboards.

Bedroom One

15' 7" x 12' 7" (4.75m x 3.84m)

A large carpeted double bedroom with side uPVC window and rear uPVC French doors leading out onto a decked balcony with wooden balustrade - this enjoys some fabulous rural views. Recessed range of wardrobes to remain. Two radiators and smooth coved ceiling.





Bathroom WC

11' 10" x 6' 0" (3.61m x 1.83m)

White suite comprising WC, wash basin with many storage cupboards under and around plus a panelled bath with mixer shower over. Ceramic tile floor, radiator and opaque uPVC side window. Smooth coved ceiling with loft hatch, extractor and two lights. Shaver point and chrome towel rail.

Bedroom Two

14' 1" x 12' 5" (4.29m x 3.78m)

Very large carpeted double bedroom which has a side uPVC window enjoying a rural aspect. Smooth coved ceilings, radiator and additional walk in storage cupboard with light.

Bedroom Three

10' 9" x 9' 0" (3.28m x 2.74m)

Carpeted bedroom which could take a double bed if required. Rear uPVC window enjoying the rural aspect. Radiator. Handy storage recess and eaves access.

Bedroom Four

12' 8" x 8' 6" (3.86m x 2.59m)

This carpeted bedroom is ideal for children / grand children, as it is quirky and does have limited head room. Velux double glazed rear and side windows. Handy eaves storage and radiator.



Bathroom WC

6' 6" x 5' 7" (1.98m x 1.70m)

In white and comprising WC, pedestal basin and bath which has a mixer shower over. Vinyl flooring, radiator, mirror and extractor.



GARDEN

10' 11" x 10' 6" (3.33m x 3.2m)

Summerhouse / Workshop Accessed via uPVC French doors, additional patio door. Power and lighting is provided. There is handy storage to the rafters. Ideal as a home office or general storage etc. Has it's own electric supply.

REAR GARDEN

An excellent size with areas of level lawn, patio and resin area adjacent to the property. There are two handy dry outhouses. Oil tank. Summerhouse. Covered outside area ideal for barbeques etc. Views are open and rural - which give a feeling of country style living.

FRONT GARDEN

Laid to a level lawn with resin perimeter walkways and path.

DRIVEWAY

6 Parking Spaces

A concrete area which provides parking for 6-7 vehicles and this leads to the double garage.

CAR PORT

2 Parking Spaces

A covered carport style area providing additional undercover storage or parking with mono-pitch timber roof (felted) and with power and lighting provided. Tap.

GARAGE


Double Garage

Accessed from the front via insulated sectional up and over door. Power and lighting are provided. Rear uPVC door and window to the garden.





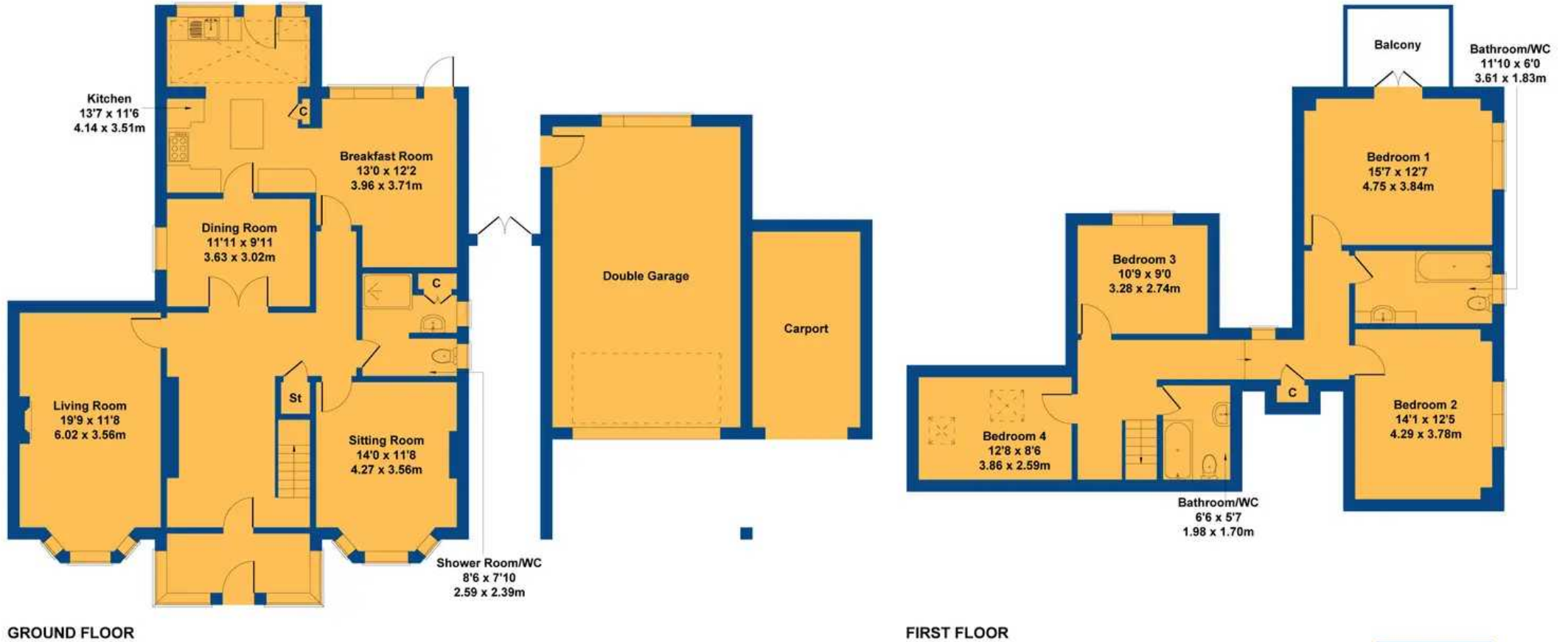
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Oaklands Fonmon, Barry

Approximate Gross Internal Area
2476 sq ft - 230 sq m
(Excluding Carport)



Not to Scale. Produced by The Plan Portal 2023
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