

**Chris Davies**  
residential sales & lettings

5 Fonmon Park Road, Rhoose  
£240,000



## 5 Fonmon Park Road

Rhoose, Barry

3-bed det house w/ great views & sunsets. Quiet street, backs onto farmland. Spacious lounge/dining & separate sitting rm. Requires refurbishment. Front drive & garage. Enclosed rear garden w/ patio & cultivation areas, securely fenced & adjoins farmers' fields. Exciting opportunity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BACKING FARMLAND WITH GREAT SUNSETS
- DETACHED 3 BED FAMILY HOME
- 2 CAR DRIVE AND SINGLE GARAGE
- LARGE LOUNGE/DINING ROOM
- SEPARATE SITTING ROOM
- FIRST FLOOR BATHROOM/WC
- REFURBISHMENT WILL BE REQUIRED
- UPVC WINDOWS/ DOORS
- EPC RATING D68





### **Entrance Hall**

Accessed via covered storm porch & through UPVC door which has patterned stained glazed windows. No flooring and panelled doors give access to the lounge/ dining room, sitting room & kitchen. Double dog leg staircase with open tread leads to the first floor. Handy under stairs storage cupboard. Small wall mounted shoe storage.

### **Lounge/ Dining Room**

24' 5" x 9' 4" (7.44m x 2.84m)

Measurements are into bay window area. Laminate flooring. This room has a front bow style front window with deep sill and UPVC sliding patio doors which allow access to the rear garden. Two radiators plus a wood burning stove which is laid on a tiled hearth.

### **Sitting Room**

8' 5" x 6' 7" (2.57m x 2.01m)

Laminate flooring, front UPVC window and radiator. High level fuse box & new smooth ceiling.

### **Kitchen**

11' 10" x 7' 4" (3.61m x 2.24m)

Fitted with a range of eye level and base units and modern worktops and realistically in need of refitting. There is a rear window and uPVC door both with an open view over the garden and the farmer's fields. Ceramic tiled walls and splashbacks and room for appliances as needed. New smooth plastered ceiling.



### **Landing**

No flooring with some floorboards remaining up; side uPVC picture window. New smooth ceiling and loft hatch. Panelled doors giving access to the three bedrooms, bathroom and airing cupboard which has shelving and a radiator.



### **Bedroom 1**

Double bedroom with laminate flooring. Two UPVC windows one to the front and one to the side. Radiator and coved ceiling.

### **Bedroom 2**

13' 7" x 8' 3" (4.14m x 2.51m)

Measurements into recess. Good sized carpeted doubled bedroom with rear UPVC window enjoying a fabulous open aspect over adjacent farmers fields. Radiator.

### **Bedroom 3**

9' 8" x 6' 8" (2.95m x 2.03m)

Good sized single bedroom with front UPVC window. New smooth ceiling and radiator. No flooring laid with some floorboards remaining up.

### **Bathroom**

7' 7" x 6' 7" (2.31m x 2.01m)

Comfortable sized bathroom with a WC with concealed cistern, wash basin with a vanity cupboard under and a twin grip bath with telephone style shower attachment over. There is no flooring laid, ceramic tile splashbacks & new smooth ceiling. Opaque uPVC rear window & coving plus radiator. The bathroom is in general need of replacement and overhaul.





## FRONT GARDEN

Triangular shaped lawned front garden with path leading to the front door and side. Separate entry for the drive and this leads to the single garage.

## REAR GARDEN

Enclosed with areas of patio with the rest requiring cultivation. Enclosed to the sides by fencing and to the rear by barbed wire fence which adjoins the farmers fields. Singular garage which can be accessed via up and over door, ideal for storage.

## DRIVEWAY

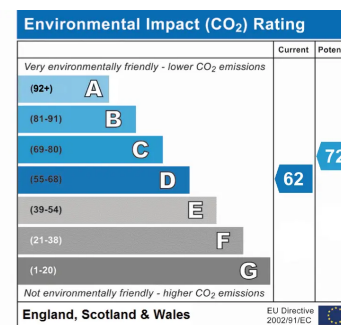
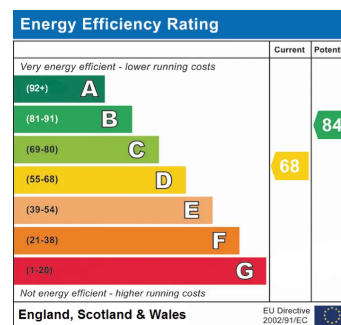
1 Parking Space

In front of the garage, there is parking for one vehicle. Potential is there for more if the lawn is removed and replaced with a suitable parking surface etc (subj to any legislation)

## GARAGE

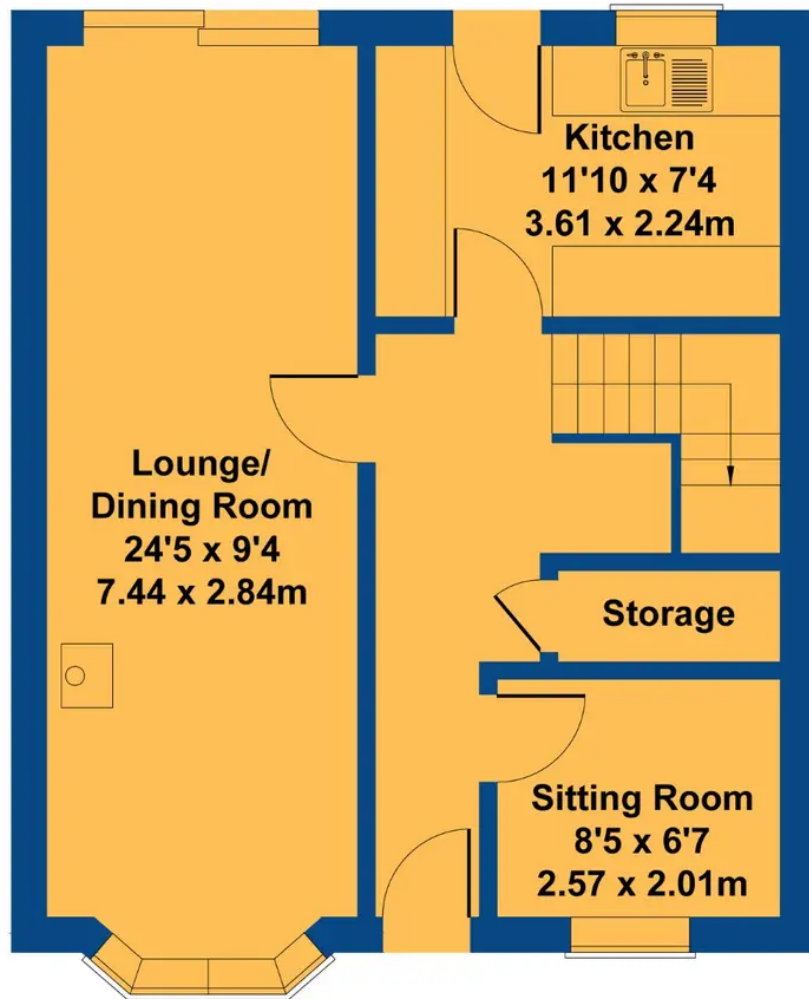
Single Garage

In need of an overhaul but with great potential for storage etc. The garage door will need to be replaced.

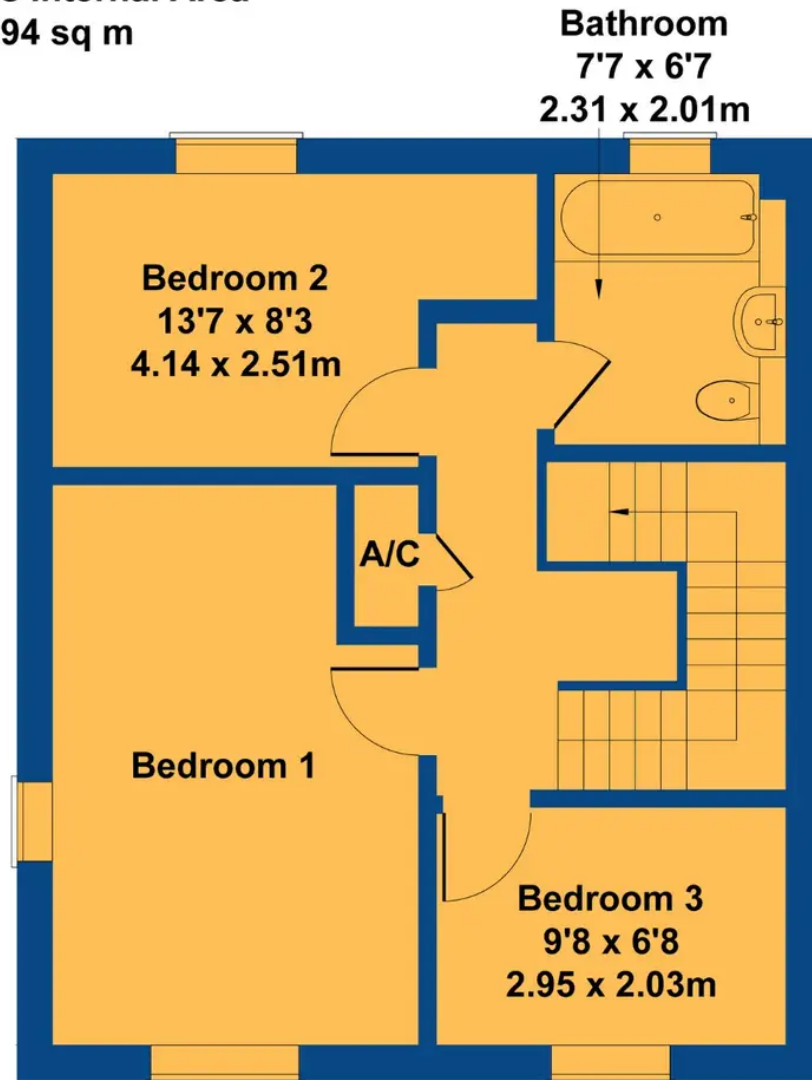


# 5 Fonmon Park Road

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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