





8 Fontygary Road

Rhoose, Barry

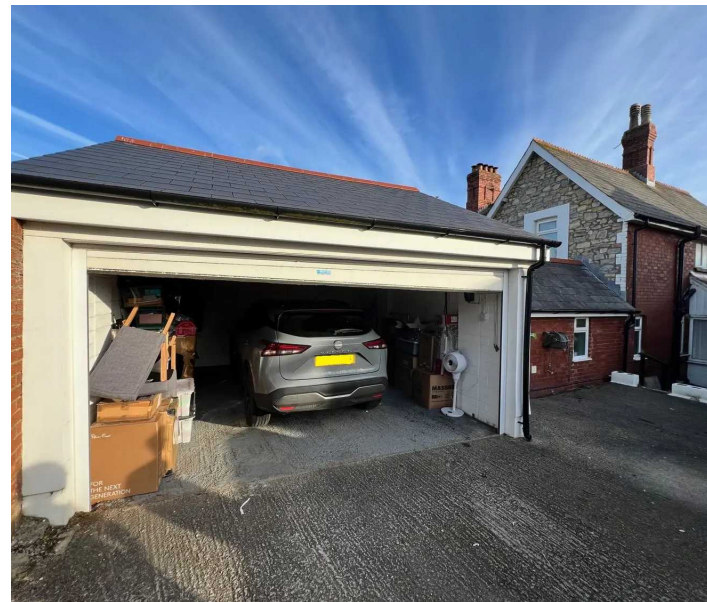
Stylish period home with 4 beds, 4 receptions, hot tub, detached garage. Farmhouse kitchen, utility/pantry, shower room, first floor bathroom. Beautiful period features, enclosed garden. Centrally located in Rhoose village, close to amenities and rail connection. Don't miss out! Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- STYLISHLY PRESENTED PERIOD SEMI DETACHED
- 4 BEDROOMS AND 4 RECEPTION ROOMS
- FARMHOUSE KITCHEN AND SEPARATE UTILITY/PANTRY
- GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM
- BEAUTIFUL PERIOD FEATURES THROUGHOUT
- ENCLOSED REAR GARDEN WITH HOT TUB
- DETACHED GARAGE WITH POWER, LIGHTING AND HEAT
- EPC RATING OF E53





Entrance Porch

Accessed via uPVC door into porch with surrounding windows. Ceramic tile floor. Solid door with opaque glazing leads to the hall.

Entrance Hallway

A spacious hall with gorgeous original period tiled floor, accessed via a beautiful opaque glazed door with matching side panels. Coat and shoe storage. 2024 carpeted stair case with Oak balustrade and spindle to the first floor. Smooth coved ceiling with roses and picture rail. Radiator. Frosted glazed door to the dining room with arch through to the lounge. Matching doors to the study, kitchen and sun room.

Living Room

18' 6" x 12' 5" (5.63m x 3.78m)

With exposed wood floor boards and French doors to the front garden. Smooth coved ceiling with rose, picture rail and high skirtings. Stunning period fire place with limed oak fire surround on a quarry tiled hearth and cast iron fireplace inset (open). Radiator.

Dining Room

14' 7" x 13' 10" (4.44m x 4.21m)

With exposed floor boards and period style smooth coved ceiling with rose, picture rail and high skirtings. Front bay window. Focal point of a quarry tiled fireplace with ornate coal fire set radiator. Arch to living room.

Kitchen

12' 4" x 10' 11" (3.76m x 3.32m)

A beautiful tile flooring and Farmhouse style kitchen with eye level and base units in Shaker style with natural wood work tops. Feature 5 ring Range with double oven under and extractor in chimney breast over. Rear window and ceramic tiled splash backs with matching sill. Belfast sink inset with antique style mixer tap over. Space for further appliances





Bedroom Three

11' 8" x 11' 1" (3.55m x 3.38m)

A double bedroom with rear window, 2023 laminate flooring and radiator. Full height storage cupboard.

Bedroom Four

11' 4" x 7' 4" (3.45m x 2.23m)

A super size 4th bedroom with rear window, radiator and 2023 laminate flooring.

Bathroom/WC

7' 4" x 6' 1" (2.23m x 1.85m)

An immaculate family bathroom with fully ceramic tiled floor, splashbacks and walls and a white suite comprising WC, basin with vanity cupboard under and bath. Side translucent window. Cosmetics mirrored fronted cabinet. Loft hatch.

Large Detached Garage

16' 9" x 14' 8" (5.10m x 4.47m)

A detached garage with power, lighting and heating. It is accessed by electric/remote roller door.





FRONT GARDEN

With steps up from the pavement, the front is mostly lawned and then extends to the side via a slabbed pathway which in turn leads to the rear garden and garage.

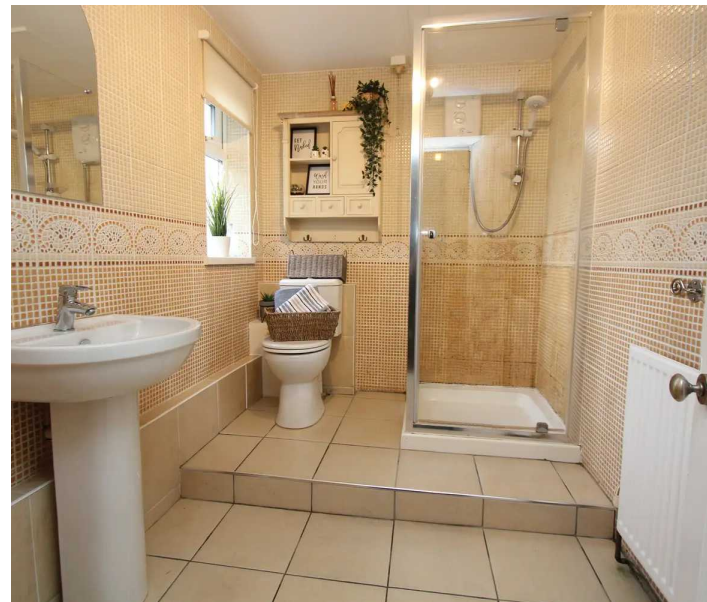
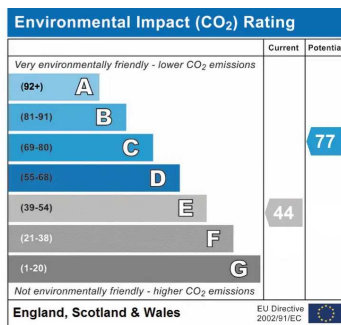
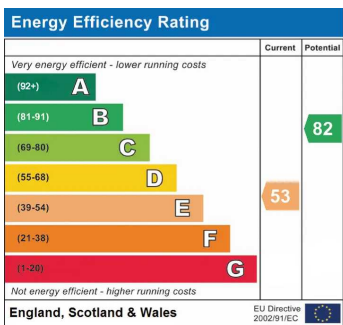
REAR GARDEN

An initial patio area then a raised lawn and a gazebo style construction housing a hot tub which will remain. Pedestrian access to a rear parking space, which in turn leads to the large detached garage.

GARAGE

Single Garage

There is a detached garage which is accessed via a rear lane





8 Fontygary Road, Rhoose

Approximate Gross Internal Area
2271 sq ft - 211 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



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