





113 Fonmon Park Road

Rhose

2 bed semi with country views, no chain. Modern kitchen, spacious living room, gas central heating, uPVC windows, front and rear garden, 3-car drive. Close to amenities, duck pond, woodland, Fonmon Castle. Fontygary facilities nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO BEDROOM SEMI DETACHED
- IDEAL FIRST TIME BUYER OR BUY TO LET
- LOVELY ORDER THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- ENCLOSED REAR GARDEN
- FRONT AND SIDE DRIVE FOR 3 VEHICLES
- GAS CH (RECENTLY REPLACED BOILER) & UPVC
- NO ONWARD CHAIN; EPC RATING D67





Entrance Porch/Hall

Accessed through a uPVC door with glazed panel. Further side uPVC window. Carpeted flooring, white washed walls and coat hanging space. Fuse box and panelled door to the living room.

Living Room

17' 2" x 12' 2" (5.23m x 3.71m)

A great size room with front uPVC window. The focal point is a modern fireplace with marble back and hearth plus coal effect electric fire inset. A partly open plan and carpeted staircase leads to the first floor. Panelled door to the kitchen/dining room plus there is a handy under stair shoe cupboard.

Kitchen/Dining Room

12' 2" x 7' 2" (3.71m x 2.18m)

Initially with space for a table and chairs and uPVC door to the rear garden. The kitchen area is well appointed with matching eye level and base Beech style units complemented by modern worktops which have a 1.5 bowl stainless steel sink unit. There is an integrated double oven and grill with 4 ring gas hob over. Space for other appliances, rear uPVC window and radiator. Wall mounted combi boiler firing the gas central heating.

Landing

Carpeted and with matching panelled doors leading off to the two bedrooms and bathroom/WC. Loft hatch.

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m)

A carpeted double bedroom with radiator and front uPVC window.

Bedroom Two

12' 2" x 6' 11" (3.71m x 2.11m)

A carpeted single bedroom with radiator and rear uPVC window offering a pleasant aspect.





Bathroom/WC/Shower

12' 2" x 4' 11" (3.71m x 1.50m)

A modern bathroom with a white suite comprising close coupled WC, pedestal basin and bath with mixer shower off the taps. There is a glazed screen and side opaque uPVC window. Radiator plus ceramic tiled walls and splash-backs.

Rear Garden

A generous size rear garden initially with patio and a shed. There is then a good area of lawn ideal for children to play. The garden is enclosed by fencing.

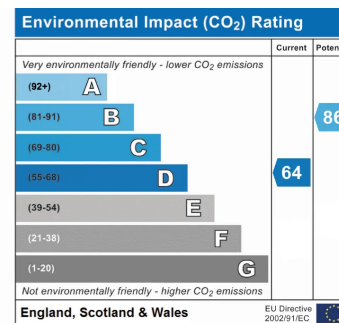
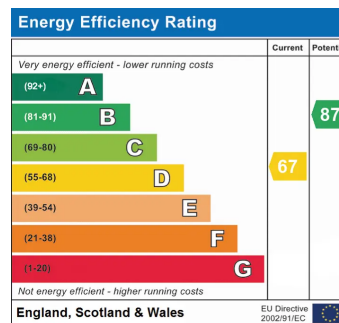
Front Garden

Laid to lawn in an open plan style.

Driveway

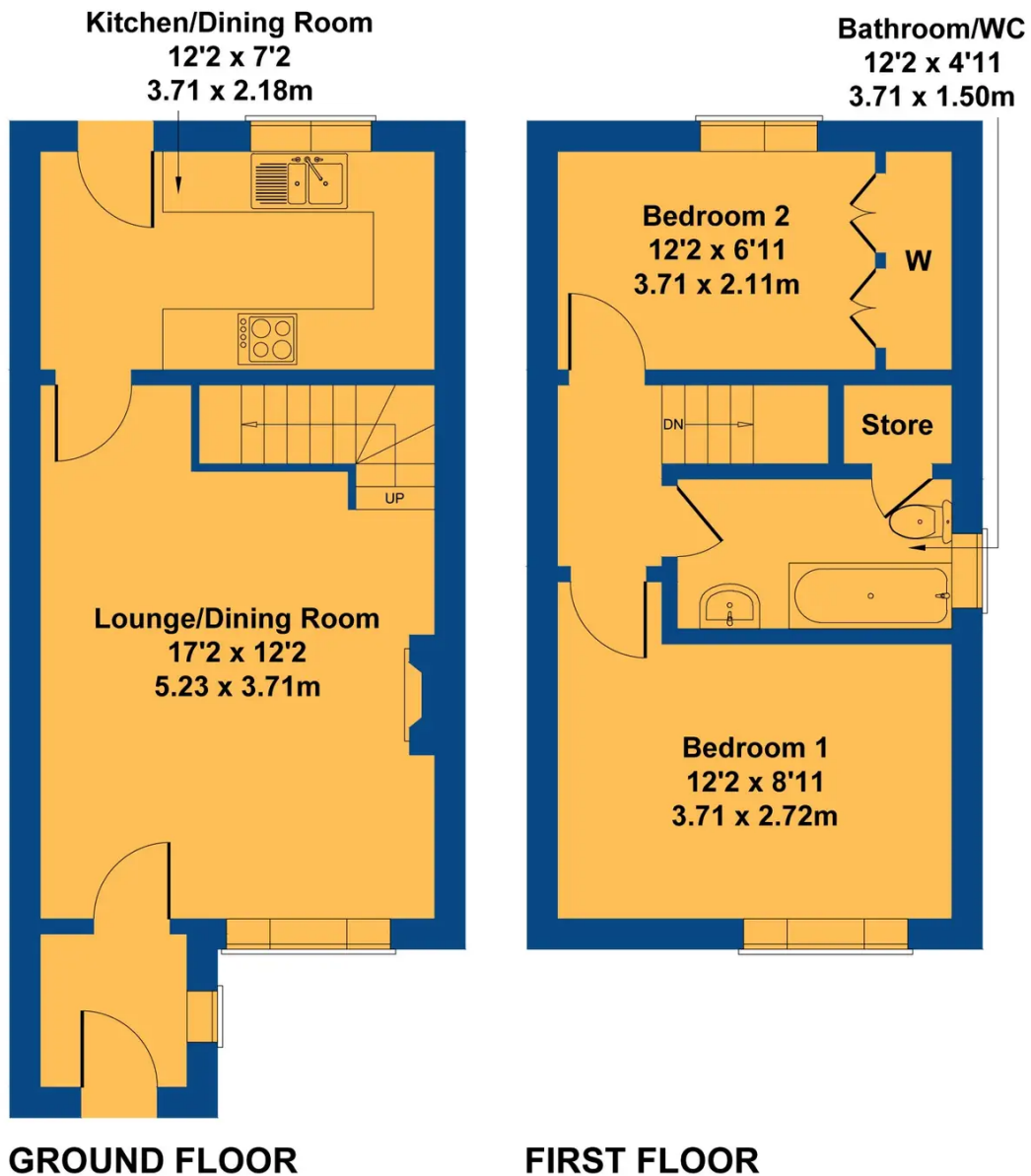
3 Parking Spaces

Running from the front and to the side of the property and providing comfortable parking for three cars. A gate leads to the rear garden.



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Approximate Gross Internal Area
677 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2024
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