

84 Fonmon Road, Rhoose
£245,000



84 Fonmon Road

Rhose

Charming 3-bed semi-detached home with open aspect views, light-filled lounge diner, modern bathroom, garage, and no onward chain. Well-maintained grounds with patio and lawned area. EPC rating C71. Perfect for families seeking tranquillity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SEMI DETACHED FAMILY HOME
- OPEN ASPECT VIEWS ACROSS FIELDS
- THREE BEDROOMS; LOUNGE DINER
- SPACIOUS MODERN BATHROOM
- DRIVE FOR TWO CARS; NO ONWARD CHAIN
- EPC C71





Porch

Accessed via a uPVC door with matching windows. Re-carpeted and with a wooden door with patterned stained glazing that feeds into the hall.

Hallway

Re-carpeted and with a matching dogleg staircase to the first floor. Handy under stair storage areas, radiator and panelled door to the lounge/dining room.

Lounge/Dining Room

20' 8" x 11' 9" (6.29m x 3.58m)

A spacious re-carpeted room with uPVC windows to front (with open views) and rear. 2 radiators and panelled door to the kitchen.

Kitchen

12' 8" x 7' 9" (3.86m x 2.36m)

With a ceramic tiled flooring the kitchen is very well appointed with a range of matching range of eye level and base units in white and these are complemented by modern worktops which have a stainless steel sink unit inset. Free-standing 8 ring gas hob range with double oven and grill plus cooker hood to remain - further recessed space for other appliances as required. Concealed combi boiler firing the gas central heating. Radiator and open door access to the utility area. Tongue and groove style pvc ceiling.

Utility Room

6' 1" x 5' 2" (1.85m x 1.57m)

With a ceramic tiled flooring and uPVC windows this area is ideal for appliances and storage etc. A uPVC door leads to the rear garden.





Landing

Re-carpeted and with panelled doors to the bedrooms, bathroom and storage cupboard. Loft access hatch plus front uPVC window offering a super open aspect to capture the sunsets.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

A re-carpeted double bedroom with rear uPVC window, radiator and coving.

Bedroom Two

8' 2" x 6' 6" (2.49m x 1.98m)

A re-carpeted single bedroom with front uPVC window offering a great open aspect, radiator and coving.

Bedroom Three

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

A re-carpeted small bedroom with side opaque uPVC window, chrome radiator and coving. Please note that this bedroom is more suited as a nursery or study and is not suitable for older children or adults given its limited size.

Bathroom WC

9' 10" x 5' 7" (2.99m x 1.70m)

A good size bathroom in white and comprising WC, pedestal basin and bath with electric shower which has non-grout splashback areas. Rear opaque uPVC window, radiator, coving and vinyl flooring.





FRONT GARDEN

Laid mostly to lawn and with established hedgerow borders. A path leads to the front door and side via wooden gate.

REAR GARDEN

With an initial patio area that has a gate and fence leading to a lawned section. Adjacent is the off road parking area and a door leads through to a handy storage cupboard.

DRIVEWAY

1 Parking Space

With the provision for one off road parking space.

GARAGE

Single Garage

Accessed via up and over door plus patio style door from the rear garden.



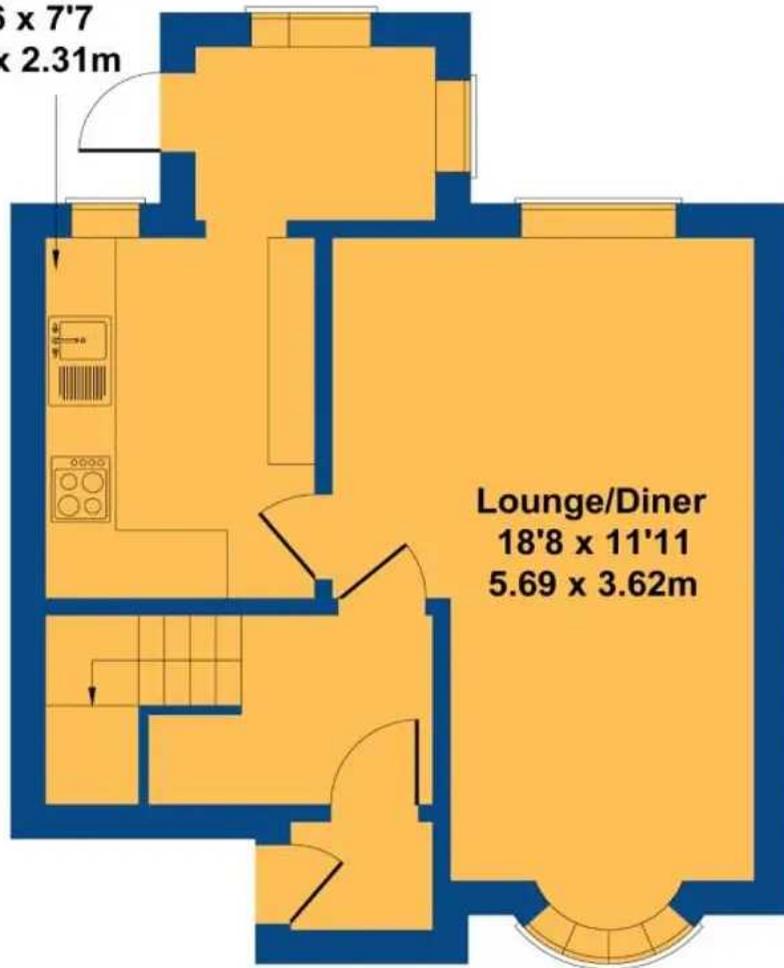
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
775 sq ft - 72 sq m

Kitchen/
Breakfast Room
10'6 x 7'7
3.19 x 2.31m



GROUND FLOOR



FIRST FLOOR

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



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