



94 Fonmon Park Road, Rhoose
£225,000



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Rhose

Charming 3-bed end of terrace home with conservatory & garage. Extended interior features 3 reception areas, kitchen, shower room & bathroom. Driveway, garage, gardens & potential. Convenient location near Fontygary Complex & transport links. Some modernisation will be required.

Council Tax band: D

Tenure: Freehold

- A REALLY WELL PRESENTED EXTENDED PROPERTY
- THREE RECEPTION AREAS INCLUDING A CONSERVATORY
- KITCHEN, SHOWER ROOM AND BATHROOM
- DRIVEWAY AND GARAGE
- FRONT, SIDE AND REAR GARDENS
- CUL-DE-SAC LOCATION
- A LOVELY HOME THAT DOES NEED SOME MODERNISATION
- EPC RATING TO FOLLOW





Entrance Hall

Access via a UPVC door with patterned double glazing. Further leaded style single glazed side window. Ceramic tiled flooring and handy coat store style cupboard with meter cupboard above. Further internal glazed door with leaded style glazing into the Living Room.

Living Room

14' 9" x 13' 11" (4.50m x 4.24m)

An immaculately presented Living Room which has a ceramic tiled flooring and front single paned window with a leaded effect glazing. The focal point is traditional style fire surround which has a coal effect gas fire inset. It should be noted that this is the only heating provision within the property. A carpeted staircase leads to the first floor with a feature arch leading through to the Dining Room.

Dining Room

19' 5" x 8' 1" (5.92m x 2.46m)

Extended, this large second reception room has single glazed leaded effect windows to the front along with further double-glazed windows which look onto the side and rear garden. The room has a low maintenance ceramic tiled floor covering and textured coved ceiling. Sliding UPVC double glazed patio doors lead into the Conservatory/ Sun Room, whilst bi-folding louvre folding doors give access to the handy and functional shower room/ WC. Open access with adjacent leaded style internal glazing leads into the Kitchen.

Kitchen

9' 6" x 6' 7" (2.90m x 2.01m)

With a continuation of the ceramic tiled flooring, the kitchen is fitted with a range of matching wooden units with integrated display cabinets, under unit lighting and these are complimented by modern worktops which have a polycarbonate sink unit inset with mixer tap over.....





... There is a recess excluded from dimensions provided which currently houses a gas cooker. Here there is also handy pantry style shelving and a uPVC double glazed sky light/ Velux. There are ceramic tiled splashbacks, a plate rack and space for other appliances as required.

Shower room/ WC

5' 7" x 4' 10" (1.70m x 1.47m)

With a ceramic tiled floor covering once again, this room has a white suite comprising of WC with wet and flush, pedestal wash basin and a fully tiled shower cubicle with electric shower inset. There are obscure leaded style single glazed windows to the conservatory/ sun room. There is also a sliding obscure glazed door behind the bi-fold doors.

Conservatory/ Sun room

13' 1" x 7' 7" (3.99m x 2.31m)

Again with ceramic tiled floor covering, this room has a polycarbonate dual pitched roof and there are uPVC double glazed windows and French doors which look and lead out onto the enclosed gardens.

Landing

Carpeted and with matching doors leading to the three bedrooms and bathroom/ WC. Loft hatch which houses the emersion tank in the loft space.

Bedroom One

9' 7" x 8' 1" (2.92m x 2.46m)

A carpeted double bedroom with rear single glazed leaded style windows. Dimensions excluding deep door recess and also a triple wardrobe recess which is accessed via louvre fronted doors.

Bedroom Two

10' 11" x 8' 0" (3.33m x 2.44m)

Carpeted double bedroom with front single glazed lead effect window. Dimensions exclude deep door recess and also the depth of a fitted mirror fronted fitted double wardrobe.





Bedroom Three

7' 11" x 6' 6" (2.41m x 1.98m)

A carpeted single bedroom with front single glazed lead style window. The room is currently used as a study/ office and also comprises quadruple mirrored fronted fitted wardrobes; by removing these the bedroom then becomes a good-sized single bedroom.

Bathroom/ WC

6' 9" x 6' 4" (2.06m x 1.93m)

Carpeted and with fully ceramic tiled splashbacks and walls. There is a champagne-coloured suite comprising of WC, pedestal wash basin and twin grip bath. There is an obscure rear single glazed window with leaded style. There is a handy storage cupboard which is ideal for towels and linen and so forth.





GARDEN

The SIDE GARDEN is generally enclosed and of low maintenance with Cotswold style stone chippings and complimenting slabs. It borders the pavement by wrought iron fencing with a central gate allowing access to the front door.

REAR GARDEN

Effectively an L shape and again low maintenance. There are areas of patio, Cotswold style chippings and a vast array of well-maintained plants and shrubs. The rear garden enjoys excellent privacy and is enclosed by a 5ft wall and some timber fencing. Pedestrian access leads into the single garage.

FRONT GARDEN

A small slither of grass with the majority being Cotswold style stone chippings with some plants and shrubs. It is bordered to the pavement by a continuation of the wrought iron fencing. Outside meter cupboards.

GARAGE

Single Garage

17'4 x 9'6 Access from the front via single up and over door, the garage is a mix of block and brick construction. Power and lighting is provided and there is excellent storage into the rafters. Pedestrian door to the rear garden.

DRIVEWAY

1 Parking Space

In front of the garage and providing space for one vehicle.





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