





## 135 Fontygary Road

Rhosee

Sensational 2-bed detached bungalow with stunning Bristol Channel views. Recently refurbished with modern features, open plan living/kitchen area, gas heating, double glazing, front garden, drive, detached garage, and southerly rear garden. No chain. Perfect for entertaining and relaxation.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SENSATIONAL UNINTERRUPTED VIEWS OVER THE BRISTOL CHANNEL
- BEAUTIFULLY REFURBISHED INTERNALLY
- TWO DOUBLE BEDROOMS AND A 2024 BATHROOM/SHOWER/WC
- GORGEOUS OPEN PLAN LIVING SPACE/KITCHEN
- DEEP FRONT GARDEN, DRIVE AND DETACHED GARAGE
- GENEROUS BUT MANAGEABLE SOUTHERLY REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- NO ONWARD CHAIN FOR AN EASIER MOVE IN
- EPC RATING D67





### **Entrance Hall**

Accessed via covered storm porch and through composite front door with obscure panels. Newly carpeted and with panelled doors giving access to the two double bedrooms, bathroom WC / shower and the open plan lounge kitchen. Radiator. Large loft hatch.

### **Living Room**

13' 10" x 12' 9" (4.22m x 3.89m)

Newly carpeted, this reception room has a side uPVC window, rear folding double glazed doors (fitted 2024) leading onto the raised patio. Modern fireplace with electric feature fire (pebble effect) inset. Radiator. Square opening leading to the kitchen dining area.

### **Kitchen Diner**

15' 10" x 9' 11" (4.83m x 3.02m)

Porcelain tiled flooring and the room is split into two distinct areas. The kitchen is fitted with brand new eye level and base units in white and these are complemented by modern work tops which have a stainless steel sink unit inset. Integrated 4 ring gas hob, electric oven under and cooker hood over. Space for fridge freezer and washing machine / dish washer. There is a central island which has storage under and also incorporates a breakfast bar. The dining space has folding doors which lead out onto the raised patio. Side uPVC window and obscure door which leads to a side porch which is ideal for storage and additional access point to the property. Radiator. Panelled door leading to a storage cupboard (has plumbing for washing machine) plus Worcester combi boiler with magna clean facility.





### **Bedroom One**

14' 9" x 10' 9" (4.50m x 3.28m)

Measurements into bay. Newly carpeted, this double bedroom has front uPVC bay window. Radiator.

### **Bedroom Two**

9' 11" x 9' 7" (3.02m x 2.92m)

A newly carpeted second double bedroom with front uPVC window and radiator.

### **Bathroom**

9' 1" x 5' 4" (2.77m x 1.63m)

With a newly fitted white suite comprising close coupled WC, wash basin with vanity cupboard under, bath with mixer tap and rinse shower unit over. Plus there is a fully tiled single shower cubicle which has a fixed rainfall style head and adjustable rinse unit. Vinyl tiled effect flooring plus tiled splash back area. Obscure side uPVC window plus towel radiator.

### **Front Garden**

Deep front garden which is mainly laid to lawn and with planted areas. Enclose by block wall.

### **Rear Garden**

With an initial raised slabbed patio adjacent to the property which has wooden posts and rope edging. Steps lead down to the larger part of the garden which is mainly lawned and again flanked with planted borders.

### **Driveway**

2 Parking Spaces

Laid to concrete and extending to the side of the property and leading to the detached garage and rear garden.

### **Garage**

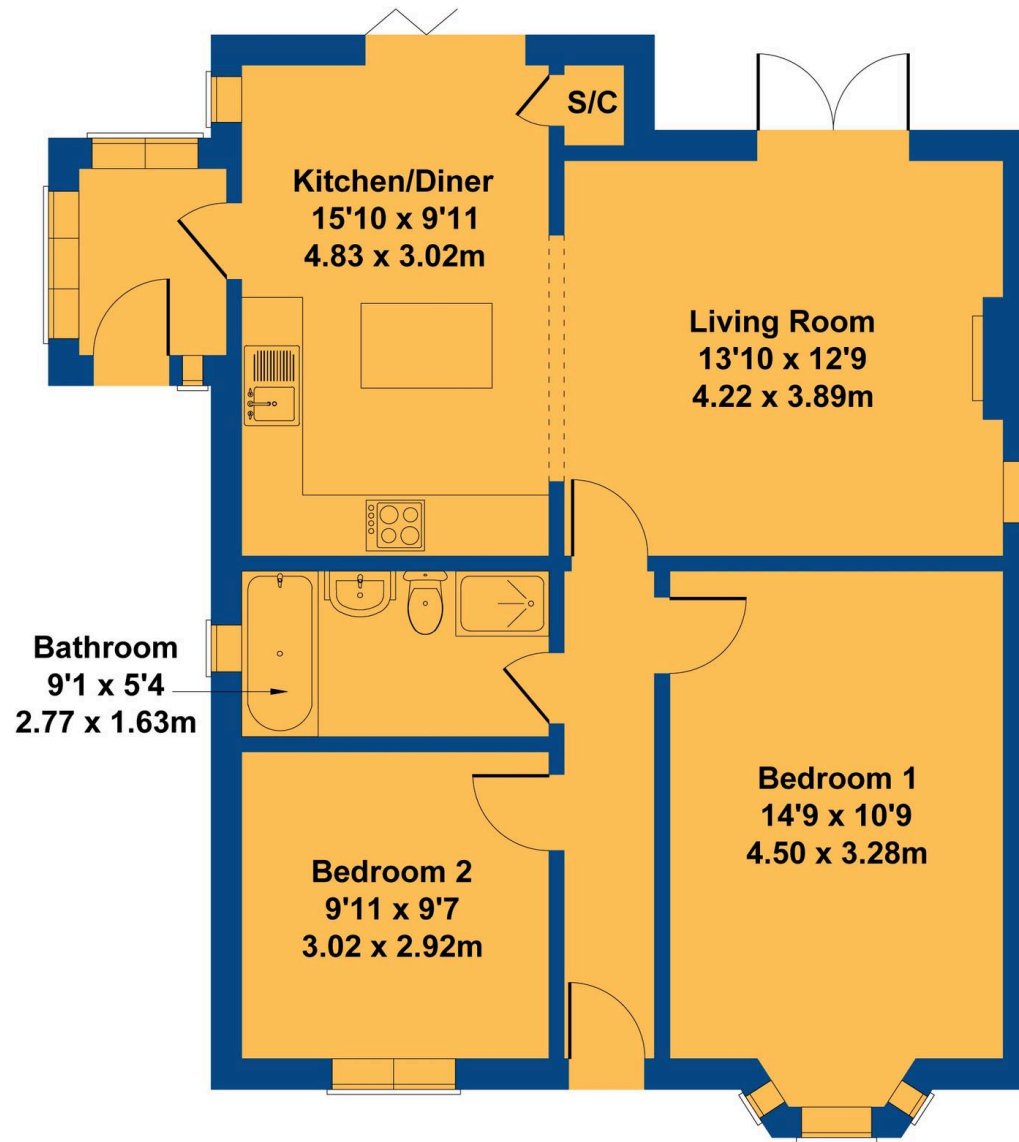
Single Garage - Accessed via up and over door.





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Approximate Gross Internal Area  
786 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhouse@chris-davies.co.uk](mailto:rhouse@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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