





2 Mill Court Fontygary Road

Central Rhose

Stunning 3-bed, 2 reception semi in central village location. Refitted kitchen and shower room. Spacious double bedrooms, garage, off-road parking, and well-designed outdoor space. Book a viewing now!

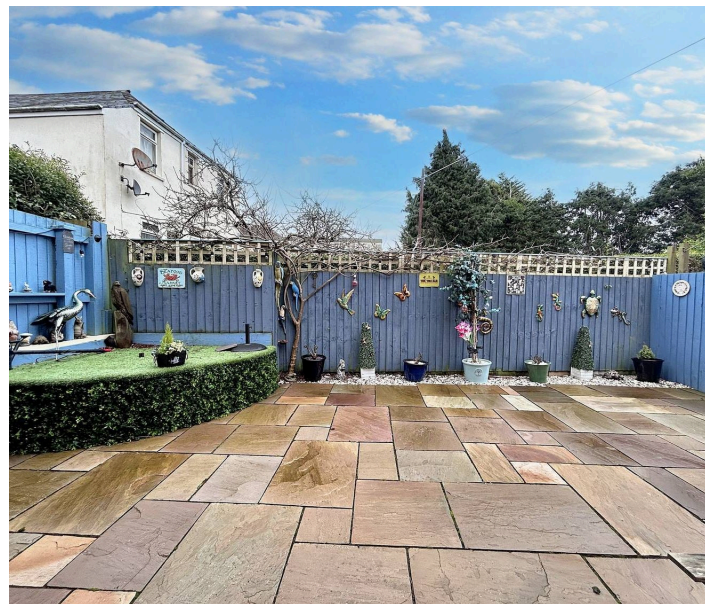
Council Tax band: D

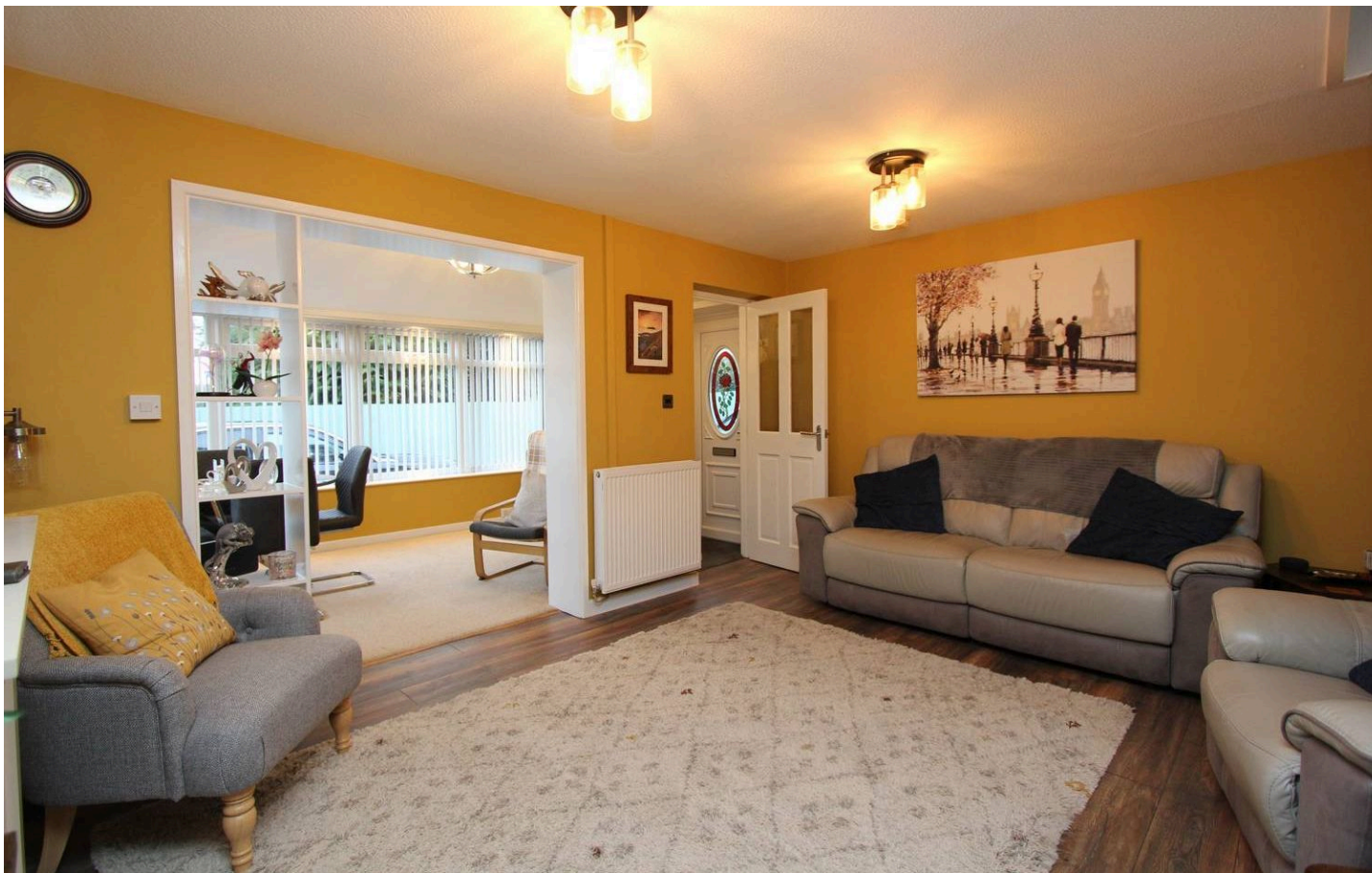
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CENTRAL VILLAGE LOCATION
- BEAUTIFUL SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- REFITTED WHITE KITCHEN WITH APPLIANCES
- REFITTED LUXURY SHOWER ROOM/WC
- ENCLOSED REAR GARDEN WITH SIDE ACCESS
- OFF ROAD PARKING FOR 2 VEHICLES & GARAGE
- EPC RATING OF D65





Porch

Access via a uPVC door with a patterned glazed pane. Carpeted flooring with coat hooks and a modern door with frosted glazed panels leading into the Living Room.

Living Room

14' 9" x 13' 0" (4.50m x 3.96m)

A spacious reception room which has a laminated flooring, panelled door to the Kitchen, carpeted staircase to the first floor and open access to the summer room. Radiator, modern fireplace with display inset (to remain).

Sun Room

13' 3" x 9' 5" (4.04m x 2.87m)

A carpeted second reception room which has uPVC front and side windows with a lightweight insulated tiled roof. Column style radiator.

Kitchen

14' 8" x 7' 11" (4.47m x 2.41m)

A beautifully presented kitchen with a comprehensive range of matching white high gloss base and eye level units and these are complimented by granite style worktops which have a stainless-steel sink unit inset with mixer tap over, integrated appliances include a waist level oven with grill and microwave over. Further integrated fridge/ freezer and washing machine. Pull out corner larder unit. Concealed Worcester combi boiler firing the gas central heating. Tiled effect laminated flooring and ceramic tiled splashback areas. Radiator. Modern light and uPVC rear windows and a rear stable style door leading out to the enclosed rear garden.





Landing

Carpeted matching the stairs with panelled doors leading to the three double bedrooms, shower room/ WC and walk in storage/ airing cupboard which has a radiator and slatted shelving. Drop down loft hatch with extendable loft ladder to a partly boarded loft.

Bedroom One

14' 7" x 9' 7" (4.45m x 2.92m)

The first of three double bedrooms, this carpeted bedroom has a front uPVC window, radiator and recessed storage cupboard.

Bedroom Two

14' 8" x 8' 0" (4.47m x 2.44m)

A carpeted double bedroom with rear uPVC window and radiator.

Bedroom Three

11' 11" x 8' 6" (3.63m x 2.59m)

A third carpeted double bedroom with front uPVC window, radiator and wardrobe recess currently housing freestanding triple wardrobes which will remain.

Shower Room/ WC

8' 5" x 6' 0" (2.57m x 1.83m)

Beautifully refitted and with a white suite comprising of WC with concealed cistern, adjacent vanity drawers and cupboard, sink unit plus triple width fully ceramic tiled thermostatic shower enclosure which has a rainfall style showerhead and adjustable rinse unit. Antique style radiator/ towel rail. Obscure glazed uPVC rear window & laminated tiled effect flooring. Smooth ceiling with modern light and extractor.





REAR GARDEN

Fully enclosed by well-maintained timber fencing and primarily laid to contemporary patio slabs. Small slightly raised quadrant style false lawn section and stone chipped borders - ideal for displaying potted plants. Gated side access leads to the front of the property.

FRONT GARDEN

Laid primarily to concrete and providing off road parking for two vehicles - again enclosed by well-maintained timber fencing which runs to the main pavement (for which this property is responsible).

GARAGE

Single Garage

15'8" x 8'4" Access via an up and over door, the garage has power and lighting provided and a rear obscure double glazed uPVC window.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

2 Mill Court

Approximate Gross Internal Area
1087 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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