







## 22a Fontygary Road

Rhoose, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 3 DOUBLE BEDROOMS AND LARGE LIVING SPACE
- FITTED KITCHEN/ DINER WITH RANGE
- STUNNING WHITE BATHROOM/ WC
- GCH, UPVC DG, GARAGE, DRIVEWAY, SEA VIEW
- PRIVATE CENTRAL POSITIONING
- WRAP AROUND DECK/ GARDEN AREAS
- EPC RATING D67







### Entrance Hallway

L shaped entrance hallway accessed via a UPVC double glazed door with an opaque glazed panel and matching side panel. Initially slate flooring and then solid oak flooring. Single radiator, nicely presented with coving. Coat storage space/. Door through to the garage plus sliding door access to a useful storage cupboard.

### Living Room

19' 9" x 12' 0" (6.02m x 3.66m)

\*narrowing to 10'8" Beautifully presented with coving and a continuation of the solid oak flooring from the hallway. An open tread dogleg staircase leads up to bedroom three. Double radiator plus TV and telephone points. UPVC double glazed French doors out onto the decking area. An opening leads to the kitchen/ dining room.

### Kitchen/ Diner

15' 0" x 7' 10" (4.57m x 2.39m)

\* widening to 8'8" Initially the dining area with slate style tiled flooring and with UPVC double glazed windows to the side. Ample space for a large family table and chairs as required. This is open plan to the kitchen. Compromising a luxury range of matching eye and base level units complimentary natural wood work surface areas and matching sill with a UPVC double glazed window overlooking the front garden. Integrated appliances including an upright fridge and separate freezer plus fabulous Zanussi range style cooker with 5 ring hob, oven and grill with a glass canopy style extractor above. One and a half bowl stainless steel sink unit in contemporary effect plus a wine rack. There are recessed spotlighting into the coved ceiling. Single radiator and space saving contemporary upright radiator.







### Inner Hallway

In immaculate order with parquet flooring. Matching contemporary doors lead into bedrooms one and two, and the bathroom/ WC. Wall mounted heating/ water controls.

### Bedroom One

14' 1" x 10' 8" (4.29m x 3.25m)

A large carpeted double bedroom with UPVC French double glazed doors out to the rear garden. Radiator and a double fitted wardrobe into a recess (excluded from dimensions provided). Smooth coved ceiling.

### Bedroom Two

14' 0" x 9' 4" (4.27m x 2.84m)

A large double bedroom which has UPVC double glazed French doors to the side decked area. Carpeted, double radiator and nicely presented with a smooth coved ceiling.

### Bathroom/ WC

7' 4" x 6' 2" (2.24m x 1.88m)

A stunning bathroom suite in white and comprising a close coupled WC with concealed and button flush. Oversize wall hung wash handbasin and bath with a central monobloc tap and dual head mixer shower above. Ceramic tile floor covering with underfloor heating plus there are fully ceramic tiled walls with feature border, sill and display areas. An opaque PVC double glazed window to the rear. Chrome heated towel rail plus square contemporary light fitting. Shaver point and 2nd recessed light.

### Bedroom Three

16' 7" x 10' 3" (5.05m x 3.12m)

A splendid room which has exposed floorboards with the focal point being the UPVC double glazed windows to the front which offer excellent sea views over the Bristol Channel. Period style radiator, smooth coved ceiling. Walk in wardrobe plus further substantial wardrobe space, with radiator, and there is access into the generous attic space.







## **GARDEN**

At the front there is a gravelled area with a further raised deck area, which sweeps to the side and accesses bedroom two via double glazed French doors. There are further steps down to a grassed area which is currently having wooden fencing installed. Water tap. The area to the rear is primarily laid to concrete enjoying complete privacy and offers the potential for a summer house/ decked area.

## **GARAGE**

Single Garage

Accessed via an electric roller door with power and lighting provided and a further glazed pedestrian door to the rear garden area. Within the garage there is plumbing for a washing machine and a wall mounted combi boiler firing the central heating. Radiator.

## **DRIVEWAY**

4 Parking Spaces

Accessed via a long private shared driveway from Fontygary Road which sets the house back from the road. Parking provision for 4 vehicles and this adjoins the garden space.





22A Fontygarry Road, Rhoose, CF62-3DS



Floorplan For Illustration Purposes And May Not Be Exactly To Scale  
(c) EPC Pro





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