







## 108 Fonmon Park Road

Council Tax D; Freehold; EPC C69

- IMMACULATE DETACHED 3 BED HOME
- MANY 2025 IMPROVEMENTS
- 2 RECEPTIONS AND WICKES KITCHEN
- MODERN BATHROOM/WC/SHOWER
- REAR GARDEN WITH SUMMERHOUSE
- GAS CH, UPVC, HEAD OF A CUL DE SAC
- GENEROUS PARKING & DETACHED GARAGE
- EPC C69

Situated at the head of this popular cul de sac at the Fonmon end of Rhoose stands this detached property with private rear garden and double gates that need to a further side drive.

The ground floor comprises a hall, living room, dining room, refitted Wickes kitchen and cloakroom/WC. The first floor has 3 bedrooms and a white bathroom WC with shower. The property has gas central heating and uPVC double glazing throughout. The Fontygary complex, beach, Blue Anchor and Rhoose Village with good range of amenities are all within walking distance. Importantly, the feeder comprehensive school is Cowbridge High.

Improvements made in 2025 include the plastering of most ceilings, 100MB download speeds for broadband, media wall added in the Living Room, newly hung Oak doors and new carpets.







### **Storm Porch**

A covered storm porch with letterbox and dry store area. A uPVC door with gold bar effect glazing leads into the entrance hallway.

### **Entrance Hall**

With a laminated flooring, radiator and fusebox. Glazed double doors lead into the living room with further Oak panelled doors (2025) leading to the cloakroom/WC and kitchen. Side window with gold bar effect and a carpeted (2025) staircase leads to the first floor.

### **Cloakroom/WC**

5' 9" x 2' 11" (1.75m x 0.89m)

With a white close coupled WC and wall hung wash basin with tiled splashback. Laminate flooring.

### **Living Room**

17' 0" x 12' 2" (5.18m x 3.71m)

A super size and redecorated in 2025 with impressive media wall added, laminated flooring and a smooth ceiling. There are front uPVC windows with gold bar effect, radiator and a wood burning stove mounted on a slate hearth. A modern Oak door leads to the dining room.

### **Dining Room**

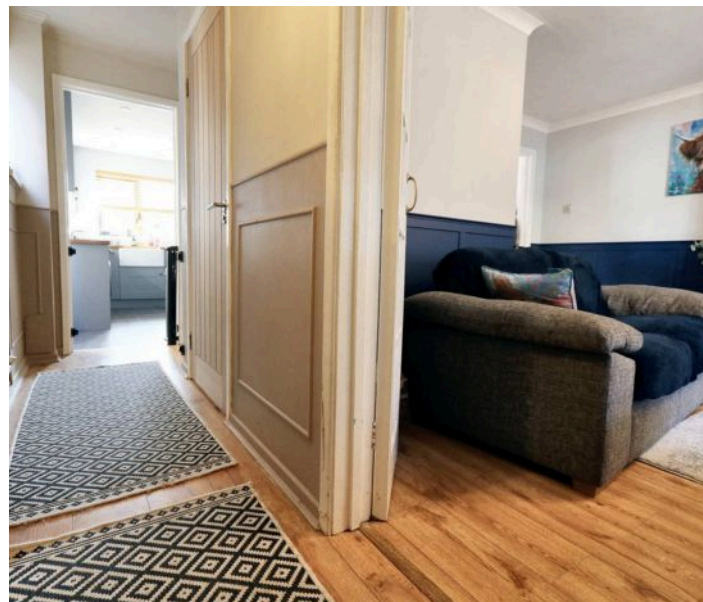
14' 10" x 7' 10" (4.52m x 2.39m)

With laminated flooring, a radiator, coved ceiling and French style uPVC double doors leading out to the rear garden. Open door access to the kitchen and a final door leads to a handy under stair cupboard.

### **Kitchen**

11' 7" x 7' 4" (3.53m x 2.23m)

A refitted Wickes kitchen with rear uPVC window and side uPVC door to the drive area. The kitchen is very well appointed with matching units and these are complemented by natural wood worktops and a Belfast style sink with brass style mixer tap over.







**Kitchen continued** – Freestanding range with 5 ring gas burner and double oven. Additional space for washing machine and US style fridge (these appliances are not to remain but are available by separate negotiation). Ceramic tiled flooring, contemporary metal splashback areas and a smooth ceiling with 8 recessed spotlights. Concealed boiler refitted in 2018.

#### **Landing**

Recarpeted in 2025 and with matching Oak panelled doors (new 2025) to the 3 bedrooms and bathroom. Loft hatch.

#### **Bedroom One**

14' 3" x 11' 6" (4.34m x 3.50m)

A large main bedroom which has two sets of rear uPVC windows, radiator and an off white laminated flooring. Great range of L-shape wardrobes and overbed fitments.

#### **Bedroom Two**

14' 2" x 8' 9" (4.31m x 2.66m)

A carpeted double bedroom with front uPVC window with gold bar effect. Radiator.

#### **Bedroom Three**

11' 10" x 6' 4" (3.60m x 1.93m)

A carpeted bedroom with front uPVC window with gold bar effect. Radiator. Dimensions exclude a large door recess area.

#### **Bathroom WC Shower**

7' 5" x 5' 5" (2.26m x 1.65m)

Immaculate and with a white suite comprising a close coupled WC, pedestal basin and bath with electric shower and glass screen over. Fully ceramic tiled walls, floor, splashbacks and sill with opaque side uPVC window with gold bar effect. Chrome heated towel rail and door to an airing cupboard which houses the hot water cylinder and some shelving.







## FRONT GARDEN

A low maintenance area generally laid to interlocking brick pavior for parking and there is also a stone chipped section ideal for displaying potted plants etc. Double wheeled gates lead to a further drive area and the detached garage. Boundary hedge.

## REAR GARDEN

Initially with a sun patio (brick pavior) and this extends to the enclosed side area which is ideal for recycling/storage etc. The remainder is laid to lawn with separate slightly raised patio and well stocked railway sleepered bed. A recessed summerhouse will remain (wooden build and with two windows and entrance door - (7 ft 10 x 7 ft 8).

## DRIVEWAY

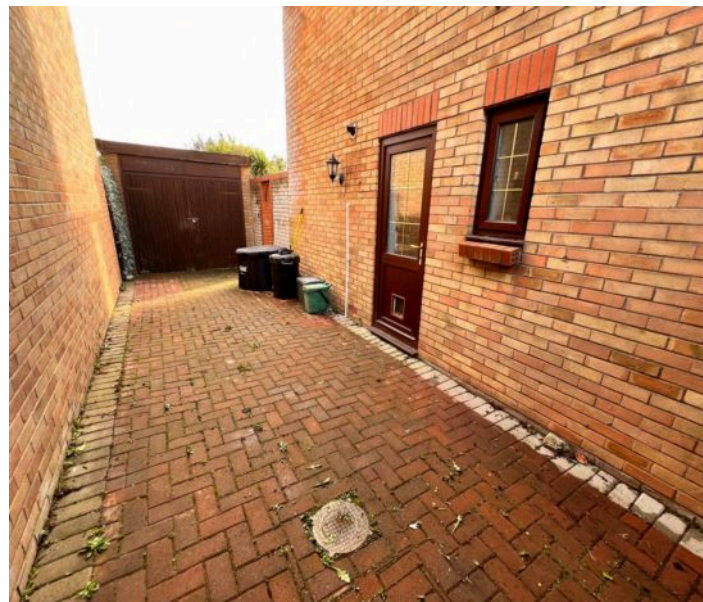
5 Parking Spaces

Parking to the front and to a secure side driveway (this leads to the detached garage)

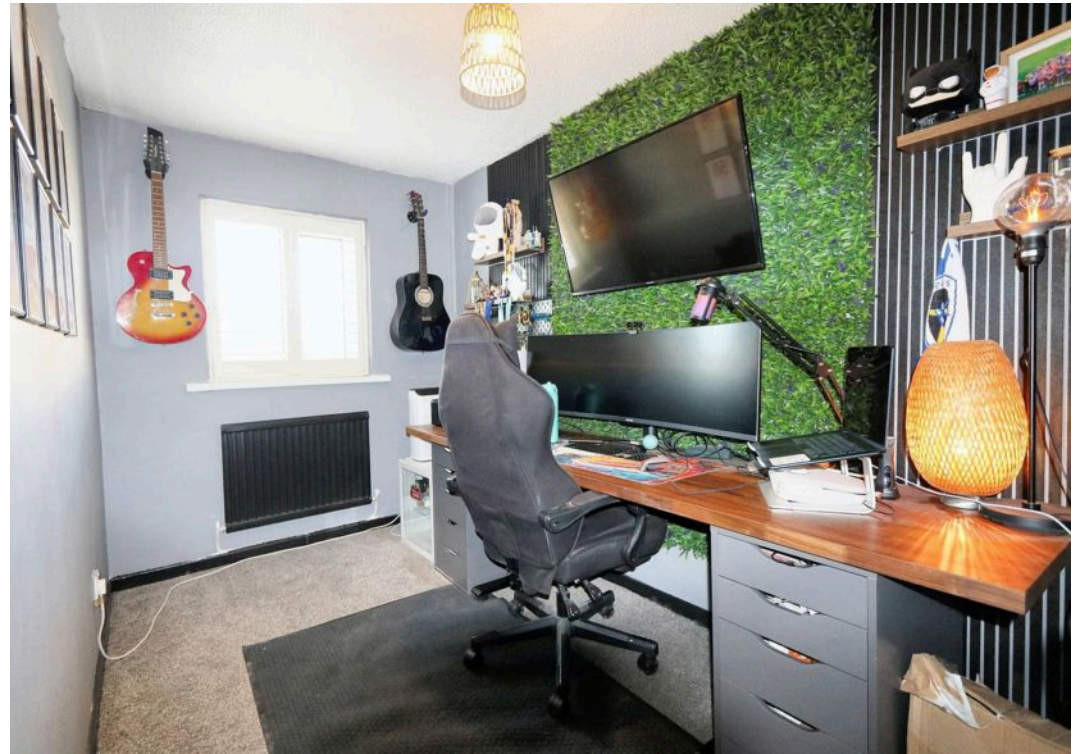
## GARAGE

Single Garage

Brick built and with power and lighting provided. Accessed via wooden double doors. Asbestos corrugated roof.





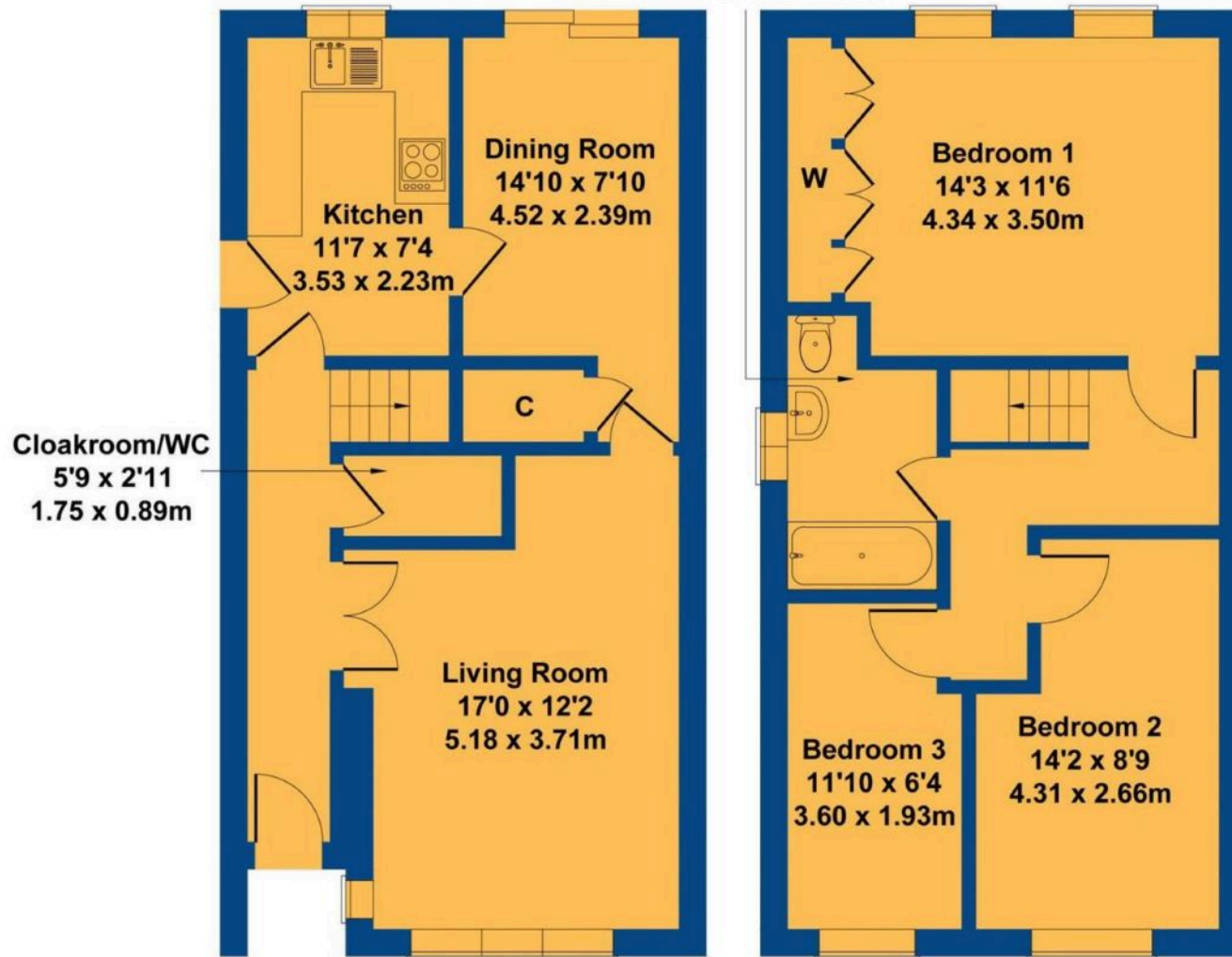




# 108 Fonmon Park Road

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

Bathroom/WC/Shower Room  
7'5 x 5'5  
2.26 x 1.65m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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