





## 112 Fonmon Park Road

Rhoose, Barry

Immaculate 3 bed detached house in sought-after area with south-facing aspect, parking, EPC C69, no onward chain. Close to amenities, schools and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 BEDROOM DETACHED PROPERTY
- IMMACULATE PRESENTATION THROUGHOUT
- SOUTH FACING, LOW MAINTENANCE GARDEN
- PARKING FOR ONE VEHICLE
- EPC RATING C69
- NO ONWARD CHAIN



### Entrance Hallway

Accessed via an external covered storm porch area and through a uPVC door with patterned obscure glazing, the hall has herringbone effect vinyl flooring and glazed doors give access to the dining/sitting room and living room, plus open door access to the kitchen. Radiator.

### Kitchen

13' 9" x 5' 7" (4.19m x 1.70m)

Comprising a range of cream gloss eye level and base units plus modern contrasting worktops with a stainless steel sink unit inset. Waist level electric oven and grill plus a ceramic hob. Side and front uPVC windows, ceramic tiled splashback and a vinyl herringbone effect flooring. Space for appliances (current appliances can remain as a part of the sale if required). Fuse box.

### Dining Room/Second Reception Room

14' 11" x 7' 8" (4.54m x 2.34m)

Previously a garage, but for many years an extra reception room/ dining room. It has a continuation of the herringbone vinyl flooring, a front uPVC window, radiator and large practical storage cupboard at one end.

### Living Room

17' 8" x 11' 9" (5.38m x 3.58m)

A bright and spacious carpeted room with rear uPVC window and door leading to the lean to conservatory. Radiator, electric fire surround to remain and a carpeted dogleg staircase leads to the first floor with handy storage under.

### Lean to Conservatory

10' 0" x 8' 2" (3.05m x 2.49m)

With a vinyl herringbone flooring and uPVC single glazed windows and patio door.





### Landing

An L-shape carpeted and with matching doors off to all rooms plus the airing cupboard which houses the recently replaced combi boiler. Loft hatch and radiator.

### Bedroom One

12' 7" x 8' 6" (3.83m x 2.59m)

A carpeted double bedroom with rear uPVC window & radiator.

### Bedroom Two

9' 11" x 8' 2" (3.02m x 2.49m)

A carpeted double bedroom with front uPVC window, radiator and mirrored wardrobes along the width of one wall.

### Bedroom Three

8' 9" x 8' 7" (2.66m x 2.61m)

A good sized carpeted single bedroom with rear uPVC window and radiator.

### Shower Room/WC

8' 1" x 5' 8" (2.46m x 1.73m)

A recently refitted shower room in white and comprising a WC, pedestal basin and double shower cubicle with non grout splashbacks, fixed rainfall head and adjustable rinse unit. Opaque uPVC front window, chrome heated towel rail and easy wipe modern flooring. Further non grout splashback areas. Mirror fronted cosmetics cabinet.

### Driveway

Laid to Cotswold style chippings and offering space for one vehicle.





## GARDEN

A low maintenance garden with slabbed patio area, astro-turf lawned area which is inset to Cotswold effect stone chippings. Fully enclosed by timber fencing and a wooden gate offers access to the front of the property.

## GARDEN

Laid mainly to a planted section with an array of plants and shrubs. A slabbed path leads via wooden gate to the side and rear. Outside tap.

## OFF STREET



# 112 Fonmon Park Road

Approximate Gross Internal Area

1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2023  
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