



1 Sea View Court,
Fontygary Road, Rhoose, CF62 3FN





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90 Fontygary Road, Rhoose,
CF62 3FN

£995,950 - Freehold

5 Bedrooms : 3 Bathrooms : 4 Reception Rooms

An architecturally impressive, magnificent detached, modern family home of circa 4,000 Sq Ft., open plan living, with double garage and off road parking for up to 5 cars. Located in the Vale of Glamorgan this one of a kind, modern home offers family living at the highest specification. South facing, walled garden with a swimming pool and hot tub with an enticing seating area and garden room.

Directions

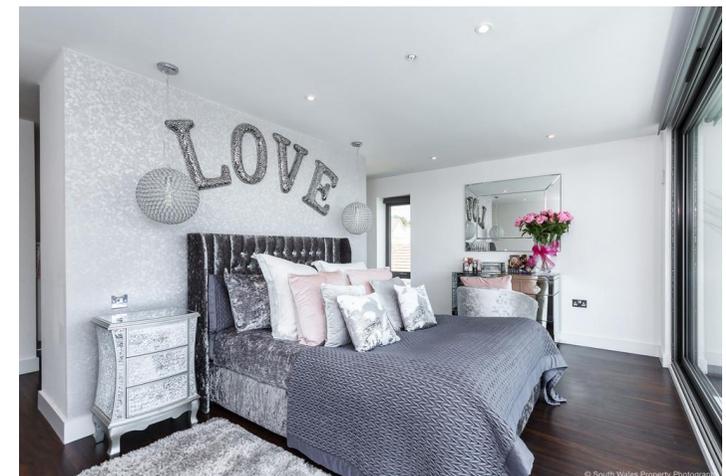
From our Cowbridge Office in a westerly direction along the High Street, turning left onto Llantwit Major Road. After about 2 miles, turn left at the junction, heading towards Llantwit Major. After a further mile and a half, take the first exit at the roundabout. Continue straight on through both sets of traffic lights, pass the petrol station at Four Cross on the right and turn right at the junction, signposted Rhoose. Travel along this road, through the village East Aberthaw and into Rhoose Village. Sea View Court will be to your left, shortly before the turning into Milburn Close.

- Cowbridge 8.5 miles
- Cardiff City Centre 13.6 miles
- M4 (J33) 12.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Modern Entrance hall with glazed units & Zinc clad roofing accessed over the top of a tasteful water feature
- * Stylish open plan kitchen/dining room with a range of units and Correan worktops complete with Island complete with 8ft rotating Chandelier
- * Utility room with rear access and access to the double garage
- * Open Plan Lounge with tiled floor and walls with feature sliding doors to garden
- * Modern open plan family with feature sliding doors to garden
- * Study ideally located off the entrance hall.
- * Cloakroom/WC
- * Under floor heating throughout ground floor
- * To the first floor;
- * Impressive master bedroom with dressing area and elegant En Suite
- * Sliding doors lead to the balcony spanning the front of the house with views towards the sea
- * Two spacious double bedrooms with the benefit of a 'Jack & Jill' style modern En Suite leading to the balcony
- * Glamorous Family bathroom accessed from a feature landing with Glass balustrading
- * Two further bedrooms
- * To the second floor: Lavish cinema room fitted with 8ft Ultra HD screen, SONOS sound system and access to a roof top garden with fantastic views towards the coast.
- * Rako lighting system throughout, providing state-of-the-art digital dimming technology, which can be controlled remotely through wireless devices

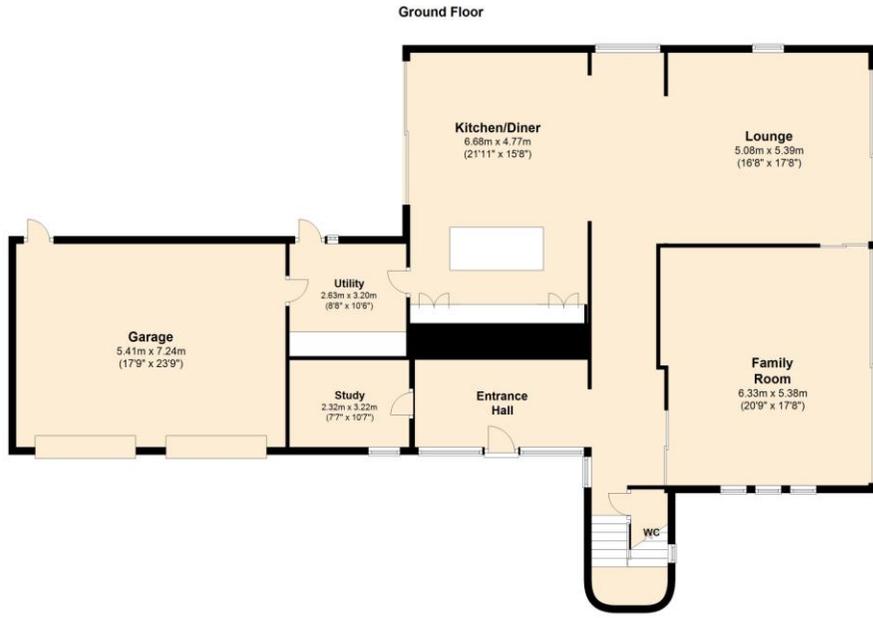
GARDENS AND GROUNDS

- * Walled garden
- * Well designed features
- * Swimming Pool and adjacent Hot Tub
- * Feature sitting area
- * Pool House
- * Secluded and sheltered rear garden area
- * Driveway and garage with parking for up to 5 cars
- * Feature hardscape entrance garden
- * Roof top garden

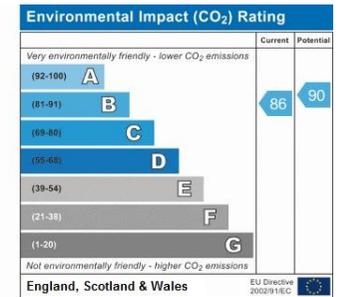
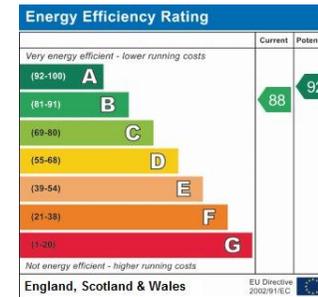
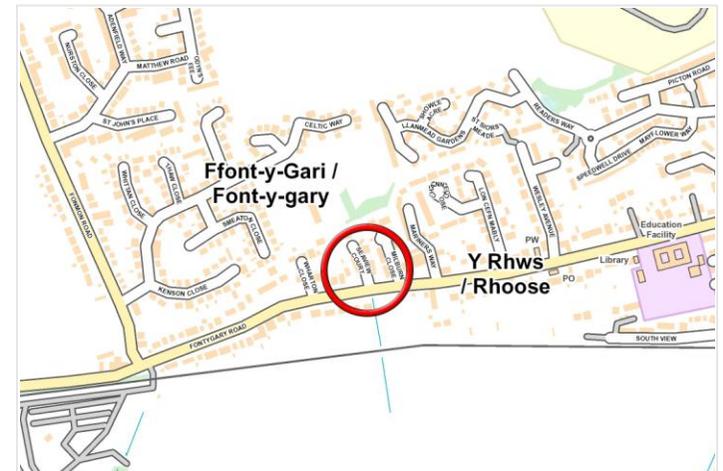
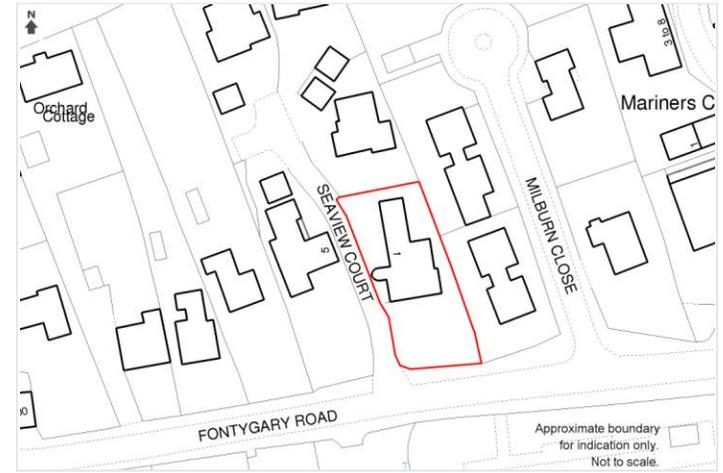
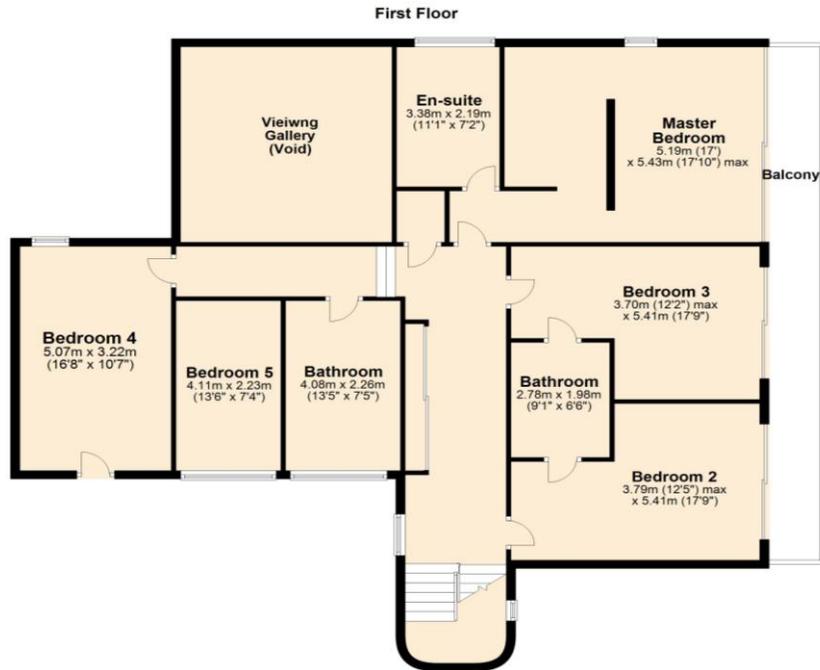
TENURE AND SERVICES

Freehold. All mains services connect to the property.





Plan produced by Watts & Morgan LLP. The total area includes the garage.
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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