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# 38 Fonmon Road, Barry CF62 3DZ
# £280,000 Freehold

2 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Situated on Fonmon Road in the charming village of Rhoose, Barry, this spacious detached dormer bungalow presents a remarkable opportunity for those seeking a home with potential for further development. Set on a larger than average plot, the property boasts delightful views over adjacent open fields and partial views of the channel, enhancing its appeal.

Upon entering, you are greeted by a welcoming hallway that leads to two well-proportioned reception rooms. The living room features elegant French doors that open onto a front terraced area, perfect for enjoying the tranquil surroundings. The large kitchen and dining area provide ample space for family gatherings and culinary pursuits. The bungalow comprises two comfortable bedrooms, with the master bedroom benefiting from an en-suite shower room, while the second bedroom also features French doors that lead to a bright conservatory, ideal for relaxation.

The generous family bathroom adds to the convenience of this home. Outside, the property is surrounded by an enclosed front and side garden, complete with established shrubbery and a block-paved terrace, creating a lovely outdoor space. The driveway offers ample parking and leads to a garage, while an additional gated driveway at the rear provides further parking options.

The rear courtyard garden is a private retreat, featuring a paved patio area and surrounded by lush greenery, making it a perfect spot for outdoor entertaining. An outside W.C. adds practicality to this charming space. This bungalow is not only a comfortable residence but also a renovation project with great potential, making it an ideal choice for those looking to create their dream home in a picturesque setting.







## FRONT
Large front wrap around garden Driveway with parking for multiple vehicles and access to garage, Block paved terrace with French doors leading to the living room and uninterrupted vale views. Planted established shrubbery surrounding. Side access to rear drive for additional parking. UPVC double glazed door leading to the entrance hallway. A further UPVC double glazed side door leading to the kitchen / dining room.

## Entrance Hallway
**6'03 x 23'05 (1.91m x 7.01m)**
Textured ceiling with loft access, wallpapered walls, wood laminate flooring, wall-mounted radiator, UPVC double-glazed door and side window leading to the driveway. Wood-panelled doors lead to the living room, dining room, bedroom two, bedroom one, family bathroom and kitchen/diner. Access to storage cupboard housing a wall-mounted combination boiler.

## Living Room
**13'08 x 15'10 (4.17m x 4.83m)**
Textured ceiling with coving, papered walls, fitted carpet flooring, wall-mounted radiators. UPVC double-glazed window to the side elevation and UPVC double-glazed sliding patio doors leading to the front terrace. Wood-panelled door leading through to the entrance hallway.

## Kitchen / Dining
**15'11 x 21'06 (4.85m x 6.55m)**
Smoothly plastered ceiling with exposed beams, papered walls, wood laminate flooring and wall-mounted radiators. UPVC double-glazed windows to the front and side elevations. UPVC double-glazed door with obscure glass leading to the side and front garden. Sliding wood-framed glazed door leading through to the entrance hallway.
The kitchen comprises a range of wall and base units, wood laminate worktops, space for a range cooker, space for a washing machine, space for an under-counter fridge freezer, and a composite one-and-a-half bowl sink.

## Bathroom
**8'04 x 9'01 (2.54m x 2.77m)**
Textured ceiling with coving, panelled walls with part porcelain tiling, vinyl flooring and wall-mounted radiator. UPVC double-glazed window with obscure glass to the rear. Fitted with a corner bath, bidet, cistern toilet and pedestal wash hand basin. Wood-panelled door leading through to the entrance hallway.

## Bedroom One
**12'02 x 15'10 (3.71m x 4.83m)**
Textured ceiling with coving, smoothly plastered walls with dado rail, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed windows to the side and rear elevations. Built-in wardrobes, wood-panelled door leading through to the en-suite, and further wood-panelled door leading to the entrance hallway.

## En-Suite Shower Room
**8'00 x 9'00 (2.44m x 2.74m)**
Smoothly plastered ceiling with coving, porcelain tiled walls, vinyl flooring and wall-mounted radiator. UPVC double-glazed window with obscure glass to the rear. Fitted with a vanity wash hand basin, close-coupled toilet and walk-in shower with electric shower overhead. Wood-panelled door leading through to bedroom one.

## Inner Lobby
**4'05 x 11'04 (1.35m x 3.45m)**
Textured ceiling, papered walls, wood laminate flooring and wall-mounted radiator. UPVC double-glazed door with obscure glass leading through to the conservatory. Wood-panelled door leading to the entrance hallway.

## Bedroom Two
**11'05 x 12'00 (3.48m x 3.66m)**
Textured ceiling, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed sliding patio door leading to the conservatory. Wood-panelled door leading through to the entrance hallway.

## Conservatory
**10'00 x 20'01 (3.05m x 6.12m)**
Polycarbonate roof, panelled walls, fitted carpet flooring and wall-mounted radiators. UPVC double-glazed windows to the rear and UPVC double-glazed French doors leading out to an enclosed courtyard garden. Access to the garage, sliding patio doors leading through to bedroom two, and UPVC door leading through to the inner hallway.

## REAR
Rear enclosed courtyard garden with paved patio area and established shrubbery. Enclosed gate access leading to the rear driveway, access to outside W.C., and access to the garage. UPVC double glazed French doors leading into the conservatory.

## GARAGE
**12'09 x 35.04 (3.89m x 10.67m.1.22m)**
Garage with power and lighting, UPVC double-glazed window to the rear, up-and-over garage door, UPVC double-glazed door leading out to the rear garden, and wood-panelled door leading into the conservatory.

## COUNCIL TAX
Council tax band E

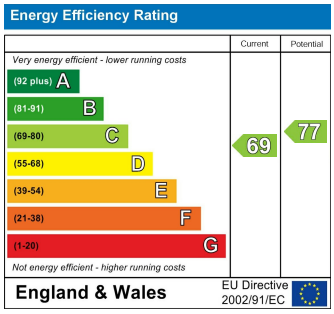
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The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

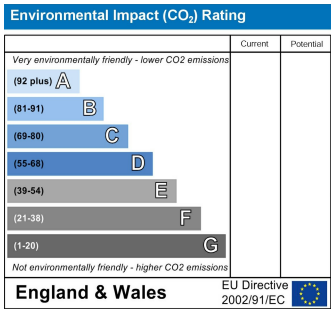
## MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER
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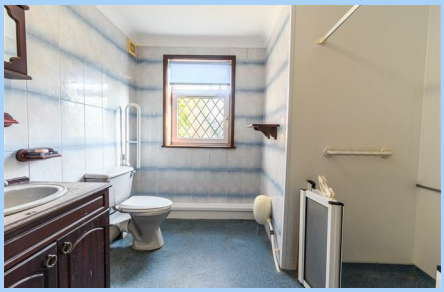
## PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE
We have been advised that the property is Freehold . You are advised to check these details with your solicitor as part of the conveyancing process.









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