





44 Fontygary Road, Rhoose

£305,000 Freehold

SEMI DETACHED, 2 BED BUNGALOW • FULLY ENCLOSED REAR GARDEN • LARGE DRIVEWAY FOR SEVERAL CARS • CONVERTED LOFT ROOM • CENTRAL VILLAGE LOCATION • EPC RATING D63

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SEMI DETACHED, 2 BED BUNGALOW IN THE HEART OF THE VILLAGE, LARGE DRIVEWAY, CONVERTED LOFT ROOM, FULLY ENCLOSED REAR GARDEN, EPC RATING TBC

Step inside this inviting two-bedroom semi-detached bungalow, perfectly positioned in the central heart of the village, and discover a home that blends comfort with practicality. As you enter, you are welcomed by a bright and spacious hallway that sets the tone for the rest of the property. The living room is a warm and relaxing space, ideal for unwinding after a long day, with plenty of natural light streaming through the wide front window. The kitchen is well-appointed, offering ample storage and workspace, making it a joy for anyone who loves to cook or entertain. Both bedrooms are generously sized, with the main bedroom providing a peaceful retreat and the second bedroom offering flexibility as a guest room, study, or nursery. The modern bathroom is stylish and functional, featuring contemporary fixtures and a clean, fresh finish. A real highlight of this bungalow is the converted loft room, providing valuable additional space that can be used as a home office, hobby room, or even a cosy den for relaxation. Practicality is at the forefront, with a large driveway that easily accommodates several cars, ensuring parking is never an issue for you or your guests. The fully enclosed rear garden offers a private and secure space for children or pets to play safely. Set in a prime village location, you are just a short stroll from local shops and a welcoming community atmosphere. Excellent transport links connect you quickly to neighbouring towns and cities, making commuting or visiting friends and family a breeze. The area boasts reputable schools, friendly pubs, and a range of essential amenities, all within easy reach, ensuring that everything you need is right on your doorstep. Whether you are looking to downsize or simply want to enjoy the ease and comfort of single-level living with a little extra space upstairs, this delightful bungalow ticks all the boxes. Book your viewing today and experience the warmth and charm of this lovely home for yourself.
Council Tax band: TBD

Ten

EPC Rating: D

EPC act Rating:

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Porch/ hallway

Living Room
14’ 9” x 10’ 0” (4.49m x 3.04m)

Sun Room
12’ 2” x 9’ 5” (3.72m x 2.87m)

Bedroom Two
12’ 3” x 10’ 0” (3.74m x 3.05m)

Kitchen/ Diner
16’ 1” x 10’ 0” (4.91m x 3.06m)

Bedroom One
17’ 1” x 9’ 11” (5.21m x 3.02m)

Bathroom
4’ 11” x 10’ 5” (1.51m x 3.17m)

Attic Room
12’ 0” x 17’ 5” (3.67m x 5.30m)





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REAR GARDEN

FRONT GARDEN

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