



111 Fontygary Road
Barry, Vale of Glamorgan, CF62 3DU

Watts
& Morgan



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Rhoose, Barry, Vale of Glamorgan, CF62 3DU

Guide Price £865,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An exceptional five-bedroom detached family home situated in the sought-after coastal village of Rhoose. Beautifully presented throughout and ready to move straight into, this spacious property offers versatile living accommodation, a stunning principal suite with balcony views, multiple reception rooms, and an impressive kitchen. Occupying a substantial plot with extensive gardens, orchard, vegetable garden, and ample parking, this outstanding home combines village living, coastal charm, and excellent commuter links in one of the Vale of Glamorgan's most desirable locations.



Directions

Cowbridge Town Centre – 8.7 miles

Cardiff City Centre – 16.0 miles

M4 Motorway Culverhouse Cross – 9.9 miles

Your local office: Cowbridge

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E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About The Property

Situated in the beautiful coastal village of Rhoose, this immaculate five-bedroom detached family home is presented to an exceptional standard throughout and is truly turnkey ready. Offering spacious and versatile accommodation, this impressive property is perfectly suited to growing families seeking generous living space, excellent schooling options, and a wonderful community setting.

Entering through the impressive solid wood front door, you are welcomed into a spacious entrance hall which sets the tone for the quality found throughout the home.

The standout kitchen has been thoughtfully designed with both practicality and style in mind, featuring an integrated dishwasher, induction hob, Quooker tap, integrated oven and microwave oven, a large integrated fridge, separate integrated freezer. A separate utility room provides additional storage and workspace and benefits from direct external access.

Leading from the kitchen is the dining room, where large sliding doors open onto the rear patio, creating a seamless connection between indoor and outdoor living. Adjacent is the charming snug room featuring a bespoke fitted log burner, creating an ideal retreat for relaxing.

The main family living room is a welcoming and spacious area centred around a working log burner, perfect for cosy evenings. From here, access is provided to a sun room, currently utilised as a playroom and further sliding doors overlooking the garden. The fifth bedroom is conveniently located off the sun room, offering flexibility for guests, older children, or those working from home.

To the first floor are four further bedrooms. Three generously sized bedrooms are served by the well-appointed family bathroom, whilst the principal bedroom enjoys its own ensuite shower room. A particular highlight is the private balcony accessed from the principal bedroom, where stunning views across the surrounding countryside and coastline can be enjoyed.



Garden & Grounds

The property occupies a substantial plot with beautifully maintained gardens designed for both relaxation and family enjoyment.

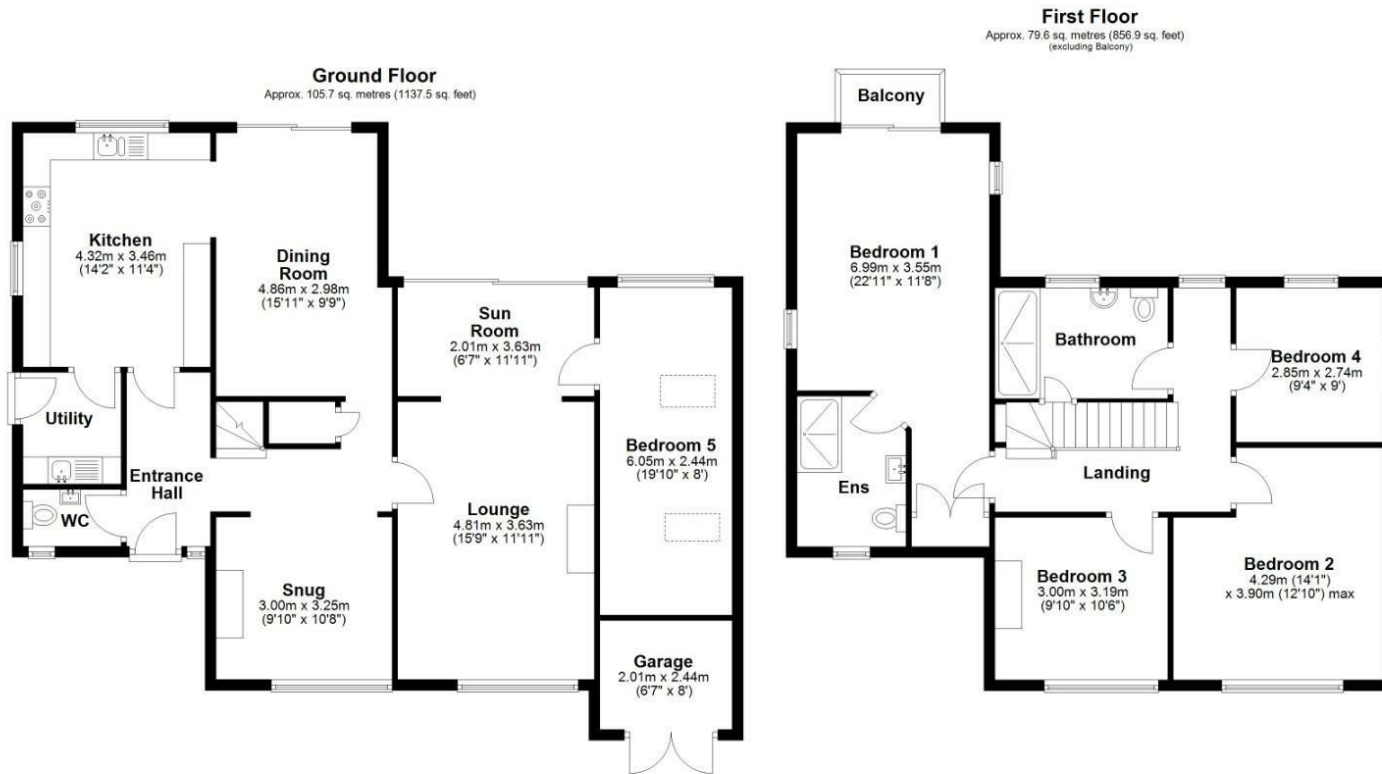
To the rear, a generous patio provides the perfect setting for al fresco dining and entertaining, with ample space for outdoor furniture and summer gatherings. Beyond lies an extensive lawn garden, ideal for children to play and families to enjoy throughout the seasons.

Adding further appeal is a delightful orchard and vegetable garden featuring a variety of apple, pear, and cherry trees, together with established grape vines, offering an abundance of homegrown produce and creating a wonderful lifestyle opportunity.

To the front of the property, an enclosed gravel driveway provides ample off-road parking for multiple vehicles and enhances the property's attractive kerb appeal.

Additional Information

Freehold. All Mains Connected. Council Tax Band G. No Onward Chain.



Total area: approx. 185.3 sq. metres (1994.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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