

# Chris Davies Estate Agents

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## Llys Gwent

, Barry, Vale of Glamorgan, Wales, CF63 1DW

# Rental £1,425 pcm

4 bedroom House available Now

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS  
[info@chrisdavieslettings.co.uk](mailto:info@chrisdavieslettings.co.uk)

# 01446 711900

### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

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- \* Unfurnished
- \* Large Garden
- \* Garage
- \* Double Glazed

- \* Four Bedrooms
- \* Spacious Property
- \* Cul De Sac Location

- \* Two Receptions
- \* Driveway Parking
- \* Gas Central Heating

## Situation

AN IMMACULATE UNFURNISHED DETACHED property enjoying a tucked away position with no passing traffic. The ground floor has a hall, cloaks/WC, 2 receptions, kitchen/breakfast room and utility. The first floor has 4 DOUBLE BEDROOMS, one en-suite, plus a refitted shower room/WC. Great parking (for 4 cars), garage and delightful family gardens. Gas CH, uPVC DG, Council Tax Band E, EPC D62, Holding Deposit £357. Interested parties must have a combined household income of £46,500 to be considered for referencing.

## Accommodation

### 4 Car Driveway

Great parking in front of the garage and adjacent area.

### Bedroom Four

2.77m ( 9'2") x 2.77m ( 9'2")

A fourth double bedroom with front window and radiator.

### Bedroom One

3.68m ( 12'1") x 2.77m ( 9'2")

A carpeted double bedroom with rear window, radiator and range of fitted wardrobes along one wall. A panelled door leads to the en-suite.

### Bedroom Three

4.16m ( 13'8") x 2.59m ( 8'6")

A carpeted double bedroom with radiator and rear window.

## Bedroom Two

4.52m ( 14'10") x 2.89m ( 9'6")

A large double bedroom with front window, triple wardrobe open storage space and radiator.

## Cloakroom WC

1.60m ( 5'3") x 0.81m ( 2'8")

With a white WC and basin with tiled splashback. Mosaic easy wipe vinyl flooring and ceramic tiled splashback sill with opaque front window. Radiator.

## Dining Room

3.04m ( 10'0") x 2.44m ( 8'1")

A re-carpeted room with French doors to the rear garden and panelled door to the kitchen/breakfast room. Coving and radiator.

## En-Suite

2.08m ( 6'10") x 1.40m ( 4'8")

With a tiled flooring and white WC, basin and single shower cubicle. Opaque side window with tiled sill and matching splashbacks. Radiator and extractor.

## Entrance Hall

Accessed via door with opaque glazed panels, the hall is carpeted and has a matching staircase with handrail leading up to the first floor. Matching doors lead to the cloakroom/WC ...

## FIRST FLOOR

### Front Garden

A pretty lawned garden with circular feature stone area. The front boundary is defined by a chain link fence. Planted sections and side access.

### Garage

4.87m ( 16'0") x 2.49m ( 8'3")

A single garage with power, lighting

## Further Information

The deposit required is £1,675

The landlord has requested to include ALARM CODE: 1331 (ENTRY AND EXIT), Landlord is liable for the cooker and fridge .

The landlord is willing to rent this home to Employed, Self Employed, Own Means

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Property Ref: inst-1603

Creation Date: 15/07/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Chris Davies Estate Agents Ltd, 2025. Chris Davies Estate Agents Ltd Registered in England and Wales No. 04513097