





## 8 Lower Farm Court

Rhoose, Barry

STYLISH EXECUTIVE HOME; 4 DOUBLE BEDROOMS - 3 EN-SUITE; SUPERB SOUTH FACING REAR GARDEN; SEA VIEWS - NO CHAIN. This beautifully presented property is situated in this select cul de sac of similar properties right in the heart of Rhoose Village. The ground floor is welcomed via a large central hall with limestone flooring extending through many of the rooms. There are 3 separate initial reception rooms, a super kitchen/breakfasting room, utility room and a stunning rear extension which has bi-folding doors (with remote control blinds) leading on to the gardens and a remote control sun awning. The first floor has the 4 bedrooms, 3 with en-suite options and one of those duplicating as a family shower room/wc. The house has gas central heating (boiler replaced in recent years along with the distribution board for the electrics) and uPVC double glazing throughout. Externally there is parking for 4 cars, a detached double garage and the SOUTHERLY rear garden. The house has a permeable external covering which allows it to be simply washed for ease of maintenance. It is situated within walking distance of the Village amenities, coastal walks and rail link to Cardiff.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- GORGEOUS DETACHED EXECUTIVE RESIDENCE  
RECENTLY REFURBISHED WITH NEW INTERIORS





## FIRST FLOOR.

### GROUND FLOOR.

#### Entrance Hallway.

Approached by a covered storm porch with LED lighting. A composite front door with opaque side panels leads into the entrance hallway. Initially, there is a full width foot wipe area and then a superb limestone tiled flooring that runs through much of the ground floor. Smooth coved ceiling with various recessed spot lights. Radiator, smoke alarm and alarm control panel. Matching solid oak doors lead to the cloakroom/WC, living room, dining room (gym photo), sitting room, refitted kitchen and the extended family room. An oak staircase with matching spindle balustrade leads to the first floor.

#### Cloakroom/WC.

Dimensions: 6' 10" x 2' 11" (2.08m x 0.89m). With limestone flooring and a WC with concealed cistern and complementing wall hung wash hand basin with tiled splash backs. Radiator and side opaque window. Fusebox.

#### Living Room.

Dimensions: 20' 9" x 14' 3" (6.32m x 4.34m). A tremendous size reception room with feature bay style front windows. Coved ceiling and radiator. A focal point is that of a solid marble fire surround with electric fire inset. Double oak doors (part glazed) lead into the sitting room.

#### Sitting Room.

Dimensions: 13' 2" x 12' 2" (4.01m x 3.71m). With the limestone flooring and oak framed glazed doors leading though into the extension. Radiator and coved ceiling.





### **Dining Room (photo as gym)**

Dimensions: 11' 1" x 10' 3" (3.38m x 3.12m). With limestone flooring an excellent size reception room which has front windows, radiator and a smooth coved ceiling with seven recessed spot lights.

### **Kitchen/Breakfasting Room.**

Dimensions: 18' 10" x 9' 10" (5.74m x 2.99m). A gorgeous refitted high end kitchen which flows into the extension. It comprises a comprehensive range of units which are complimented by Corian worktops. Ceramic tiled splash backs and sill. Recessed one and a half bowl stainless steel sink unit with mixer tap over and waste disposal incinerator. Appliances to remain include a dishwasher, American style fridge/freezer (in the utility room) plus a free standing five ring range with double oven and grill plus glass canopied extractor over. Microwave/grill combi. Recessed spot lights into the smooth coved ceiling. The room has the limestone tiled flooring and a rear picture window overlooking the garden with private aspect. Radiator and breakfast bar within a central island unit with storage under. Door to the utility room and column style radiator..

### **Extension-Family room.**

Dimensions: 18' 11" x 14' 10" (5.76m x 4.52m). With the limestone tiled flooring and under floor heating. A fabulous room with bi-folding doors (with remote control electric blinds) which provide for a super entertaining area. There are additional side windows making the room particularly light and airy plus a smooth coved ceiling with six recessed spot lights. Corner wood burning stove mounted on a granite hearth.





#### **Utility Room.**

Dimensions: 7' 3" x 6' 5" (2.21m x 1.95m). Off the kitchen and with the limestone flooring a separate utility room which has a uPVC access door to the side. There is space here for a washing machine. Smooth covered ceiling with two recessed spot lights and radiator. The US style fridge/freezer is located here and will remain.

#### **Landing.**

A carpeted galleried landing which has matching oak doors into the four generous double bedrooms and bathroom plus the airing cupboard. Radiator, coved ceiling, smoke alarm and drop down loft access hatch.

#### **Bedroom One.**

Dimensions: 14' 2" x 10' 11" (4.31m x 3.32m). Carpeted, this large double bedroom has front windows, radiator and smooth coved ceiling with ten recessed spot lights. There is an excellent range of luxury fitted wardrobes excluded from the dimensions provided. An oak door leads into the en suite.

#### **En suite to Bedroom One**

Dimensions: 9' 7" x 6' 6" (2.92m x 1.98m). An elegant stylish room which has a luxury suite comprising WC with concealed cistern, his and hers ceramic wash basin with mirrors over and various vanity cupboards and drawers under. Large open shower area with thermostatic shower inset and appropriate drying space. There is a smooth coved ceiling with six recessed spot lights, an opaque side window and all flooring and the walls are ceramic tiling. Chrome heated towel rail.

#### **Bedroom Two**

Dimensions: 17' 11" x 14' 3" (5.46m x 4.34m). A very large bedroom with front Chapel style windows. Coving, radiator and an oak door leads to the en-suite.





#### **En-Suite to Bedroom Two**

Dimensions are included within the bedroom ones as stated. A white suite with WC with concealed cistern, wash basin with vanity cupboard and shelving under plus there is a large shower with thermostatic shower with suitable drying space adjacent. Ceramic tiled walls and splash-backs, opaque side window plus laminated tiled effect flooring. Chrome towel rail plus contemporary mirror with lighting.

#### **Bedroom Three**

Dimensions: 13' 2" x 12' 9" (4.01m x 3.88m). A large carpeted double bedroom which has rear windows enjoying a private aspect with distant Channel views. Smooth coved ceiling with 9 recessed spot-lights, radiator and oak door offering Jack and Jill en-suite facilities to the family shower room/wc.

#### **Family Shower Room & Jack and Jill En-Suite**

Dimensions: 7' 7" x 6' 5" (2.31m x 1.95m). A practical family solution with a stylish suite including white close coupled WC, ceramic basin and a large shower enclosure with thermostatic shower (with dual head) and good drying space adjacent. Chrome towel rail plus superb ceramic flooring and splash-back areas with a quartz style fleck. Opaque rear window and smooth ceiling with 4 recessed spot-lights.



#### **Bedroom Four**

Dimensions: 10' 3" x 10' 0" (3.12m x 3.05m). A fourth double bedroom which has a rear window enjoying similar views to that of bedroom three. Radiator and smooth ceiling with ten recessed LED lights. Fitted bedroom furniture comprising robes and drawers to remain.



### **FRONT GARDEN**

A well kept lawned front garden with palm tree and attractive borders, plus additional quadrant shaped raised pea gravel chipped area with shrubs and plants.

### **REAR GARDEN**

53' 12" x 42' 12" (16.45m x 13.1m)

A superb rear garden which has a secluded patio laid to interlocking brick paviour. However, the main feature is the limestone patio accessed from the family room which serves as a fabulous seating area with Channel views and has the benefit of courtesy lighting and a remote control awning to take the edge off the summer sun. The remainder of the garden is laid to a well kept lawn which is complemented by attractive feature borders. Importantly, the garden enjoys a very sunny SOUTHERLY aspect and a surprising amount of privacy.

### **ON DRIVE**

4 Parking Spaces

Laid to interlocking brick paviour which provides parking for 4 vehicles in addition to the double garage. There is dual side access via appropriate gates. Security lighting.

### **GARAGE**

Double Garage

Accessed via a single up and over door and with a further side pedestrian door. Power and lighting is provided.







# 8 Lower Farm Court

Approximate Gross Internal Area  
2217 sq ft - 206 sq m  
(Excluding Garage)



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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