





## 16 Lower Farm Court

Rhoose, Barry

Stunning 5-bed detached family home in sought-after cul de sac. 3 bathrooms, 3 receptions, large eat-in kitchen, generous parking, double garage, private rear garden with decking, lawn, pond. Beautiful outdoor space with raised planted area. A paradise for family living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SUBSTANTIAL DETACHED FAMILY HOME
- 5 DOUBLE BEDROOMS; 3 BATHROOMS
- 3 RECEPTIONS AND LARGE EAT IN KITCHEN
- GENEROUS PARKING & DOUBLE GARAGE
- ALWAYS SOUGHT AFTER CUL DE SAC
- ENCLOSED PRIVATE REAR GARDEN
- EPC RATING OF C75





### **Canopied Storm Porch**

Approached via the driveway, the pillared porch provides protection to the main property and has recessed spotlighting.

### **Entrance Hallway**

Accessed via a uPVC door with opaque panels to the side. There is a feature ceramic tiled flooring and modern beech veneer door lead to the cloakroom/WC and matching glazed doors lead to the living room, dining room and kitchen. Carpeted dogleg stairs with storage cupboards under lead to an impressive galleried landing. Radiator, alarm panel and smooth ceiling with 9 spotlights. Central vac point.

### **Cloakroom/WC**

6' 8" x 4' 0" (2.03m x 1.22m)

With a continuity of ceramic tiled flooring and a white suite comprising close coupled WC with button flush and wall hung basin with tiled walls to dado level. Opaque front window and smooth ceiling with two spotlights. Radiator.

### **Living Room**

20' 8" x 15' 0" (6.29m x 4.57m)

A capacious carpeted living room which has a front window, radiator and contemporary wall mounted gas fire. Smooth ceiling with 4 spotlights and glazed door to the sitting room.

### **Dining Room**

12' 9" x 11' 7" (3.88m x 3.53m)

With a laminated flooring, this formal dining room has front and side windows plus radiator and a smooth ceiling and 4 wall lights. Doors to the hall and kitchen.

### **Social Sitting Room**

15' 7" x 12' 7" (4.75m x 3.83m)

With superb Karndean flooring plus windows and French doors leading to the rear garden. Smooth ceiling with 13 spotlights and radiator.





### **Eat In Kitchen**

23' 0" x 14' 0" (7.01m x 4.26m)

The kitchen was beautifully refitted in 2019 with high gloss white eye level and base units and these are complemented by high end Corian worktops which have a ceramic 1.5 bowl sink unit inset with contemporary mixer tap with swivel spout over. Integrated appliances include a dishwasher, induction 4 ring hob, electric oven, extractor hood and wine cooler. Feature curved glass block wall and further rear window. There is ample space for freestanding fridge/freezer as required. There is a rustic tiled flooring with the eating area having a Karndeian floor finish and windows to the rear garden plus radiator and this extends into the social sitting room. Smooth ceiling with 12 spotlights. Doors to the utility room and dining room.

### **Utility Room**

8' 5" x 7' 4" (2.56m x 2.23m)

Dimensions: 8' 5" x 7' 4" (2.56m x 2.23m). With a continuity of the rustic tiled flooring and further storage units. Worktop space with a stainless steel sink unit inset. Curved glass block feature wall and uPVC door and windows to the side. Boiler cupboard housing the recently replaced (2018) Worcester combi boiler. Smooth ceiling with strip light and further modern spotlight feature unit. Fuse box.



### **Galleried Landing**

A wonderful feature of the property and with doors giving access to the 5 bedrooms, bathroom and storage cupboard. Loft hatch with pull down ladder to a mostly boarded loft space with lighting. Front window, carpet and radiator.

**Bedroom One** 14' 8" x 13' 9" (4.47m x 4.19m) A spacious carpeted bedroom with two rear windows, radiator and beech veneer door to a walk in wardrobe. Smooth ceiling with 6 spotlights and central ceiling fan. A sliding birch veneer door leads to the dressing room.



#### **En-Suite One**

8' 0" x 7' 4" (2.44m x 2.23m)

Beautifully presented in white and comprising a close coupled WC with button flush, wash basin with vanity drawers under and P shaped double shower cubicle with non grout splashbacks and dual head - one fixed rainfall and one adjustable rinse unit. Tiled effect laminated flooring and opaque side window. Chrome heated towel rail and stylish ceramic tiled splashbacks. Smooth ceiling with 5 spotlights.

#### **Dressing Room**

9' 8" x 6' 1" (2.94m x 1.85m)

A carpeted room with comprehensive range of bedroom furniture to include wardrobes, tallboy, chest of drawers and further drawers with make up station. Two rear windows and radiator. Smooth ceiling with 3 spotlights. Door to the en-suite.

#### **Bedroom Two**

15' 1" x 12' 6" (4.59m x 3.81m) A great size carpeted double bedroom with two rear windows, radiator and smooth ceiling with 7 spotlights. Beech veneer door to the en-suite.

#### **En-Suite Two** 6' 3" x 4' 9" (1.90m x 1.45m)

In immaculate order and with a white close coupled WC with button flush, wash basin with ceramic tiled splashback and quadrant shaped fully tiled shower cubicle with thermostatic shower inset. Glass block feature, opaque rear window and extractor.

#### **Bedroom Three**

12' 3" x 12' 0" (3.73m x 3.65m)

A generous size carpeted double bedroom with chapel style front window, radiator and smooth ceiling with 2 modern light fittings and matching wall light.

#### **Bedroom Four**

12' 8" x 11' 9" (3.86m x 3.58m)

A carpeted double bedroom with radiator, front window and smooth ceiling.





### **Bedroom Five (or office)**

11' 5" x 10' 0" (3.48m x 3.05m)

A carpeted double bedroom with side window, radiator and smooth ceiling with two modern light fittings.

### **Family Bathroom WC Shower**

10' 8" x 7' 8" (3.25m x 2.34m)

An immaculate bathroom with white suite comprising close coupled WC with button flush, pedestal basin with tiled splashback and sunken style bath with mosaic tiled surround plus quadrant shower cubicle with thermostatic shower inset. Chrome heated towel rail and smooth ceiling with two spotlights and extractor. Opaque front window and tiled effect laminated flooring. 2 vanity cupboards.

### **Rear Garden**

52' 11" x 24' 12" (16.14m x 7.61m)

A private rear garden which is enclosed by a mix of rendered wall and fencing. There is an initial area of sun decking, level lawned section and large pond with pea gravel perimeter walk arounds. Raised planted area with rendered dwarf wall. Side access with external meter cupboards and a storage shed is situated to the opposing side.



### **Driveway**

6 Parking Spaces

Laid to brick paviour and offering parking for 5-6 vehicles. Bordered by a white rendered boundary wall and there is access to the garage and a secure gate leads to the rear garden. Raised stone chipped quadrant with 3 palm trees.

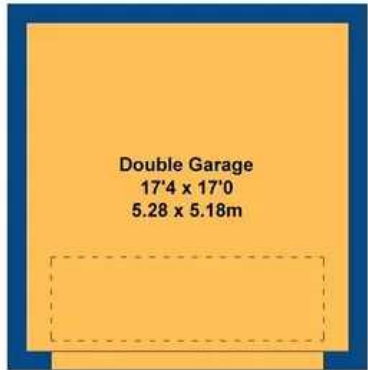
### **Double garage**

Dimensions: 17' 4" x 17' 0" (5.28m x 5.18m). Accessed via remote roller style door the garage has power and lighting provided.



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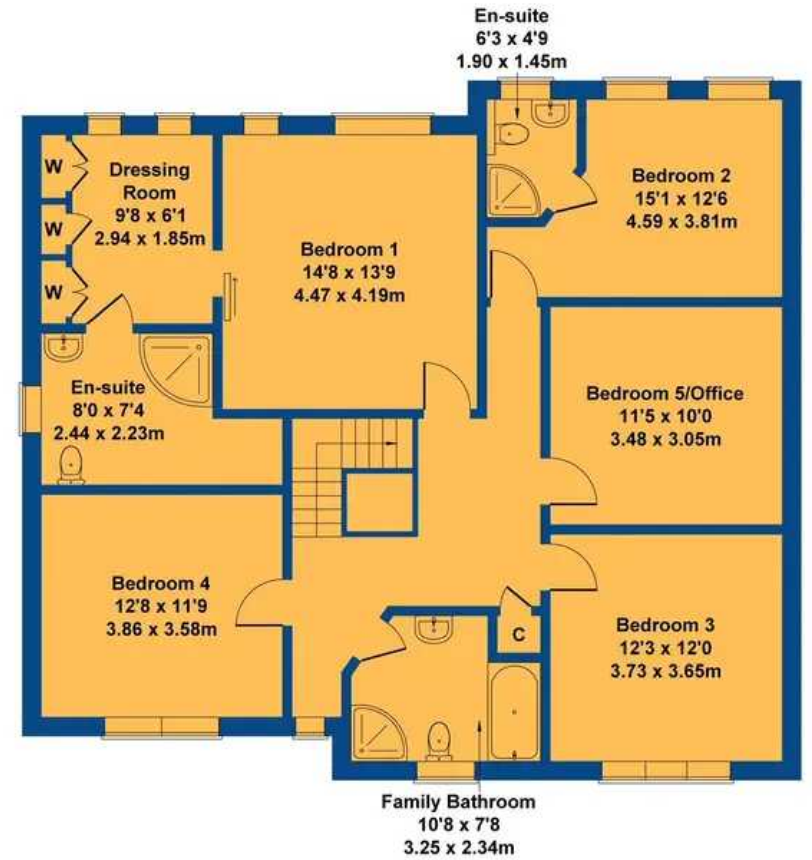
Approximate Gross Internal Area  
2874 sq ft - 267 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022  
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