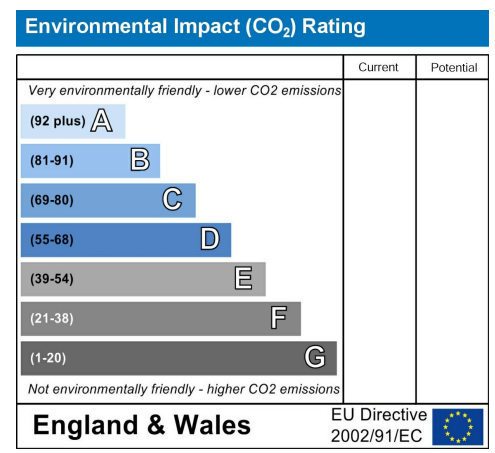
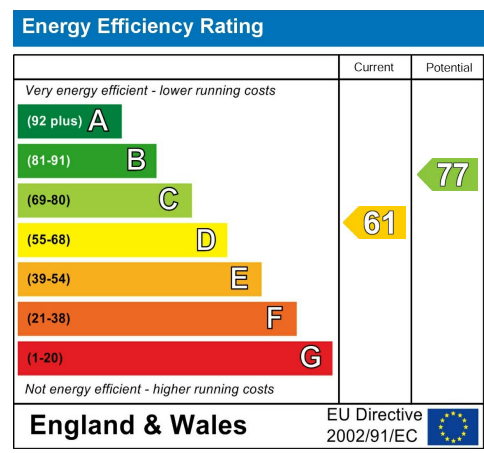


**Property Name:**  
**Lower Porthkerry Farm**  
**Porthkerry Road**  
**Rhoose**  
**Barry**  
**CF62 3BX**

**Price:**  
**£475,000**

**Qualifier:**  
**Asking price**

 **3**
 **2**
 **3**
 **D**



**The Bullet Points**

- Historic Charm
- Open-Plan Kitchen Diner
- Versatile Reception Room
- Stunning Views
- Expansive Gardens
- Modern Interiors
- Inviting Living Area
- Spacious Bedrooms
- Main Bedroom Ensuite
- Prime Location



# The Main Text

\*\*\* No Onward Chain \*\*\*

Nestled in the heart of Rhoose, Barry, we present the prestigious Lower Porthkerry Farm to you. This genuinely unique three-semi-detached stone cottage gracefully harmonizes the charm of yesteryears with contemporary sophistication. The exterior is a picturesque blend of sturdy stone walls and a quaint thatched roof, standing as a testament to the property's storied past.

Lower Porthkerry Farm is not just a residence—it's an experience, a blend of historical allure and modern convenience, waiting for the discerning homeowner to write the next chapter in its storied legacy.

As you approach the residence, the expansive front garden greets you with its lush greens, providing a serene prelude to the elegance. The rear garden is equally captivating, a verdant expanse that promises privacy and tranquillity for its inhabitants.

Upon entry, you are welcomed into a spacious entrance hall, which seamlessly ushers you into the heart of the home—an open-plan kitchen diner. The kitchen is a dream for culinary enthusiasts, boasting ample storage options and space for state-of-the-art electrical appliances, all set against a pristine white finish. Adjacent to this, the dining area is significant and inviting, effortlessly accommodating a large dining table, chairs, and additional cabinetry, if desired.

Transitioning to the living area, one is met with an aura of warmth and cosiness. The room's defining feature—an open fireplace—stands sentinel in the middle of the cottage, evoking evenings of relaxation and cherished memories. A utility room and a discreet downstairs WC augment the property's functional attributes. An additional reception room branching off the main living space amplifies the ground floor's generous dimensions, providing potential for varied uses based on the resident's needs.

Ascending to the first floor, a generous landing introduces you to the private quarters of the property. The family bathroom exudes a spa-like ambience with a separate shower and a luxurious bathtub. The sleeping accommodations do not disappoint—each bedroom is spacious with a double-sized layout, offering residents uninterrupted farmland views. The pièce de résistance is undeniably the main bedroom, which indulges its occupants with an ensuite bathroom fitted with a decadent bath.

## Additional information

Type of home - Semi-detached House

Tenure - Freehold

Council tax band - E

Borough- Vale of Glamorgan

EPC - D

## The Local Area

Nestled in the vibrant town of Barry, the Porthkerry Road area in Rhoose is a testament to the region's rich heritage and its burgeoning future. Surrounded by the rolling Welsh countryside, residents are treated to panoramic views that speak to the heart of nature enthusiasts. Yet, the pastoral serenity is complemented by the proximity to local

amenities, ensuring convenience at every turn. A stone's throw away lies the renowned Porthkerry Country Park, a haven for families and outdoor aficionados alike, with its sprawling meadows, woodlands, and captivating pebble beach.

The local community is tightly-knit, fostering an atmosphere of warmth and camaraderie. Educational institutions, eateries, and shopping hubs dot the vicinity, each echoing the unique blend of traditional Welsh charm and modern sophistication. Moreover, with efficient transport links connecting Rhoose to Cardiff and beyond, residents enjoy the tranquillity of suburban life while never being too far from the hustle and bustle of city centres. Embracing history and progression, the Porthkerry Road locale is more than just a location—it's a lifestyle.

## Schools

In the heart of Rhoose, along the Porthkerry Road stretch in Barry, lies an educational landscape marked by distinction and diversity. Schools in the area have earned acclaim for their commitment to nurturing academic prowess and holistic development. The primary schools serve as strong foundational pillars, emphasizing personalized learning experiences and fostering a love for knowledge from a tender age. Secondary institutions in the vicinity consistently register commendable academic achievements, buoyed by dedicated faculty and state-of-the-art facilities.

Moreover, many of these schools actively promote extracurricular involvement, ensuring students are equipped with skills beyond the classroom - from arts and sports to leadership and community service. Parents are spoilt for choice with various curricular options, including Welsh-medium education, which deeply resonates with the region's heritage. Above all, the school community thrives on collaboration, with parents, educators, and administrators working hand-in-hand to create an environment where every student can flourish. In Rhoose's educational realm, excellence is not just pursued; it's a way of life.

## Transport

The transport infrastructure around Porthkerry Road in Rhoose, Barry, is a beacon of connectivity and convenience for its residents. With a blend of traditional and modern transport modes, the area ensures seamless commutes for daily routines and leisure travel. Rhoose's well-connected railway station, a vital regional node, offers regular and efficient services to Cardiff and other major destinations, making city ventures hassle-free.

The local bus network is equally commendable, with routes meticulously designed to cover central hubs and peripheral areas, ensuring every resident can access public transport. The roads are well-maintained and thoughtfully laid out for those inclined towards personal vehicular commutes, minimizing congestion and ensuring swift journeys. Moreover, the proximity to Cardiff Airport adds an international dimension, making both national and global travel a breeze. The transport landscape around Porthkerry Road is more than just about movement; it's about connecting lives, dreams, and destinations.



**RE/MAX**  
PROPERTY HUB

Lower Porthkerry Farm Porthkerry Road, Rhoose, Barry, CF62 3BX

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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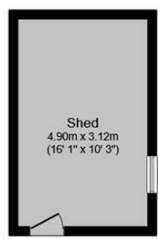
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**Ground Floor**

**First Floor**

**Outbuilding**

Total floor area 169.1 sq.m. (1,820 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

