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16 Lower Farm Court  
Rhoose, The Vale Of Glamorgan,  
CF62 3HQ



## 16 Lower Farm Court

Asking price **£695,000**

A substantial five double bedroom detached executive family home, situated within a sought-after development close to Rhoose Village Centre.

Large detached executive family home

Spacious living and bedroom accommodation

Two reception rooms, plus an impressive open plan kitchen/breakfast/living room

Five double bedrooms to first floor, two with en-suite shower rooms and a family bathroom

Ample off-road parking and detached double garage

Landscaping, enclosed, south-westerly facing garden

Walking distance to Village Centre and railway station

Viewing highly recommended









This spacious detached executive family home offers excellent proportioned living and bedroom accommodation, ideal for a large or extended family. The property is situated in a sought after development of similar size/styled properties within walking distance of Rhoose Village Centre and railway station.

The accommodation briefly comprises: RECEPTION HALLWAY, (11' max x 13'5") with stairs rising to a first floor galleried landing. Useful understairs storage cupboard. The hallway has ceramic tiled flooring which continues into the ground floor CLOAKROOM which houses a white two-piece suite and tiling to dado height. The LOUNGE, (15' x 20'9") and DINING ROOM, (11'8" x 12'8") flank the entrance hallway and are situated at the front of the property. The lounge has a feature gas fire set within a chimney breast. The dining room is dual aspect with windows to front and side. Both reception rooms give access into the impressive open plan KITCHEN/BREAKFAST/LIVING ROOM, (8'9" widening to 13'9" max x 38'6"). This 38'6" room extends along the rear of the property. The light and airy space has windows plus glazed French doors giving access and views into the rear garden. The

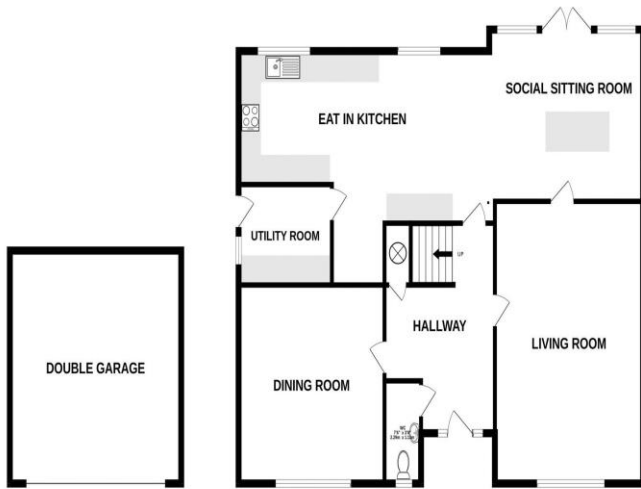
kitchen has a range of base and wall mounted, high gloss white units with a stone effect work surface with splash back tiling over. Integrated fan assisted oven with four ring halogen hob and cooker hood over, dishwasher, slim line wine cooler plus space and plumbing for an American style fridge freezer. Glass block walling and obscure glazed door lead into the utility room, with pedestrian door to side, a further range of base and wall mounted units with space and plumbing for white goods and houses a Worcester gas fired central heating boiler within a larder unit.

The first floor galleried LANDING with window to front has a loft inspection point plus a built-in shelved linen cupboard. There are five double bedrooms. BEDROOM 1, (13'10" x 14'8") has two windows, including a large picture window overlooking the rear garden and benefits from a generous shelved storage cupboard. The DRESSING ROOM, (6'1" to built-in wardrobes x 9'8" max) also with two windows to rear has built-in wardrobe cupboards and dressing table. Beyond the dressing room is an upgraded EN-SUITE SHOWER ROOM, (7'3" x 8') which benefits

from a mains powered, rainfall shower within the enclosed shower cubicle and storage space below a sink unit set on a roll top surface. BEDROOM 2, (12'6" x 9'7" widening to 15'2") is also located at the rear of the house and has views over the garden. It also boasts an EN-SUITE SHOWER ROOM with white three piece suite. The three remaining bedrooms include BEDROOM 3, (12'1" x 12'4") and BEDROOM 4, (10'7" x 12'8") which are both located at the front of the house. Bedroom three has a feature arched window enjoying views of the close. BEDROOM 5, (10' x 11'9") is currently used as a home office and has glass panel walling from the galleried landing with fitted blinds. The family BATHROOM, (7'9" x 10'9" max) offers a white four piece suite including bath with tiled splash back, a fully tiled corner shower cubicle with main shower, fitted low-level WC and pedestal wash and basin.

Outside to the front of the property is a brick paver driveway offering ample parking space for several vehicles. The detached GARAGE, (17'10" x 17'4") has an electric operated section 'up and over door' from the driveway, benefits from power and lighting plus a fitted range of base storage units with roll top work surfaces and sink. It also houses the houses central vacuum filter system. To the rear is a landscaped South West facing rear garden, enjoying the sun throughout the day. It offers a large decked patio which extends from the rear of the property out onto a lawn plus a feature pond surrounded by ornate gravel, pebbles and slate laid borders with mature trees and shrubs.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Travel east along the A48, after passing through Bonvilston, turn right at the traffic lights signposted Barry. Follow this road to the roundabout and take the third exit signposted airport. At the next roundabout take the first exit and follow this road around Rhoose airport and towards the village centre. Proceed over the next two roundabouts and follow this road into the development to a roundabout and take the first turning left into Lower farm Court with number 16 is the first property on the right hand side.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity  
Council Tax Band G  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



