





4 Lower Farm Court, Rhoose

Council Tax: G ; Tenure: Freehold; EPC D66

- IMPRESSIVE DETACHED EXECUTIVE RESIDENCE
- 4 LARGE DOUBLE BEDROOMS; 2 EN-SUITE
- SPACIOUS LIVING ROOM; SEPARATE DINING ROOM
- MODERN KITCHEN/DINING ROOM & UTILITY
- CLOAKS/WC AND FAMILY BATHROOM/WC
- DETACHED DOUBLE GARAGE & GREAT PARKING
- GLORIOUS PRIVATE SOUTHERLY REAR GARDEN
- GAS CH AND DOUBLE GLAZING;
- SOUGHT AFTER CUL DE SAC LOCATION
- NO ONWARD CHAIN AND EPC RATING TBC

Situated in this cul de sac of similar style Mediterranean style properties and occupying a favourable plot is this 4 double bedroom family home. The ground floor has a central welcoming hall with galleried stairs and landing off. The hall leads to the cloakroom/WC, living room, dining room and the large family kitchen. Also to the ground floor is a handy utility room which houses the modern combi boiler which provides for the gas central heating.

The first floor has the four double bedrooms and the 4 piece family bathroom. The main bedroom as a full en-suite bathroom plus a fitted dressing room whilst bedroom two also has en-suite facilities.

Outside, there is significant parking for up to ten vehicles plus an offset detached double garage. The rear garden is a delight and has areas of patio, awning, lawn and stone chippings.



Entrance Hallway

Accessed via a wooden door with obscure glazed inset and further adjacent obscure glazed panels. Fully ceramic tiled flooring and carpeted dog leg staircase leading to the first floor. Double oak doors to the Living Room and matching doors lead to the family Kitchen, separate Dining Room and cloakroom/ WC. Handy under stair storage space, radiator and coved ceilings.

Cloakroom/ WC

5' 3" x 4' 0" (1.59m x 1.22m)

With a tiled flooring, a lightly coloured suite comprising of close couple WC and wall hung wash basin. Half ceramic tiled walls, radiator and an obscure glazed front window.

Living Room

20' 0" x 16' 6" (6.09m x 5.03m)

A fabulous room full of light as it has windows to the front and French style doors leading to the private rear garden. The focal point is that of a marble fireplace with log effect gas fire inset. Two radiators, coving and laminate flooring.

Dining Room

15' 3" x 11' 9" (4.65m x 3.58m)

With a modern laminated flooring this large reception room has windows to the front and side. Coved ceiling and radiator. A wooden panel doors leads to the Family Kitchen.

Family Kitchen

23' 1" x 13' 11" (7.03m x 4.23m)

With a modern laminated flooring the kitchen is very well appointed with matching eye level and base units complimented by modern worktops which have a one and a half bowl stainless steel sink inset. Cooker hood over.





Kitchen continued

Further integrated Neff dishwasher and wine cooler as well as a microwave and coffee maker. There are two sets of rear windows looking onto the rear South facing garden and also a side sliding patio door with shutter leading to the patio area. Two radiators, coving and ample central space for table and chairs if required. Six recessed spotlights to the ceiling. Panel wooden door to the utility.

Utility Room

8' 1" x 4' 10" (2.47m x 1.48m)

With a continuation of the laminate flooring from the Kitchen a handy room to lock away the noise of the washing machine and tumble dryer. There is worktop and shelved space, Glass fronted display cabinet, fuse box and wall mounted boiler which was recently re-fitted. Coat storage hooks and a part glazed door leads out to the side.

Gallery Landing

Carpeted matching the stairs with a front window, coved ceiling and radiator. Matching panel doors lead to the four double bedrooms and family bathroom.

Bedroom One

15' 0" x 14' 0" (4.58m x 4.26m)

A large carpeted double bedroom with side and rear windows - the latter enjoying some pleasant sea views via the garden. Coved ceiling and radiator. Panel door to a walk in airing cupboard which houses the hot water cylinder and has slatted shelving for towels, linen and so on. A feature arch also then leads through to the dressing room.

Dressing Room

9' 0" x 7' 10" (2.75m x 2.40m)

With a laminated flooring and three double wardrobes. Front window offering a lovely aspect over the gardens and towards the Channel. Coved ceiling and radiator plus panelled door to the en-suite.





En-Suite Bathroom

7' 9" x 6' 5" (2.35m x 1.95m)

With a lightly coloured suite comprising a WC, pedestal basin and bath with central waterfall style tap and mixer shower over. Fully ceramic tiled flooring, splashbacks, walls and sill with obscure glazed side window. Coved ceiling, extractor, shaver point and radiator. Mirrored cosmetics cabinet.

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.13m)

A large double bedroom with laminated flooring, shuttered front window, coving and radiator. Recessed double wardrobe and panelled door to the en-suite

En Suite Shower Room

7' 6" x 6' 6" (2.29m x 1.97m)

With a lightly coloured suite comprising WC, basin and double shower cubicle with thermostatic shower. Obscure glazed side window, laminated waterproof flooring and radiator. Extractor, shaver point, coving and fully tiled splashback areas.

Bedroom Three

16' 6" x 10' 2" (5.04m x 3.10m)

A large carpeted double bedroom with three rear windows to enjoy the lovely aspect. Radiator and coving.

Bedroom Four

13' 6" x 11' 5" (4.12m x 3.48m)

A spacious carpeted fourth double bedroom this time with a chapel style front window. Radiator and coving.

Bathroom/WC

10' 0" x 7' 8" (3.04m x 2.33m)

With a full ceramic tiled floor, splashbacks and sill with front obscure glazed window. Lightly coloured 4 piece suite comprising WC, pedestal basin, bidet and bath with mixer shower over with wall bracket. Radiator, extractor, coving and two wall lights.





REAR GARDEN

95' 2" x 45' 11" (29m x 14m)

Initially with a full width of patio with part of it having a pergola over and remote/electric awning. Handy side access returns to the front on both sides. The patio extends on to a large lawn which has planted borders and this in turn leads on to a final stone chipped section again with established and planted borders. A totally private and southerly facing rear garden.

GARDEN

To the far side of the property there is a handy stone chipped section ideal for storage etc and also rotary line hole. Access here leads to the detached double garage.

Detached Double Garage

17' 9" x 17' 5" (5.40m x 5.30m)

Accessed from the driveway via a single, but double width, up and over door, the garage has power and lighting, storage into the rafters and pedestrian door to the side.

Driveway

Laid to stone chipping and providing space for up to ten vehicles! A great and unusual benefit.



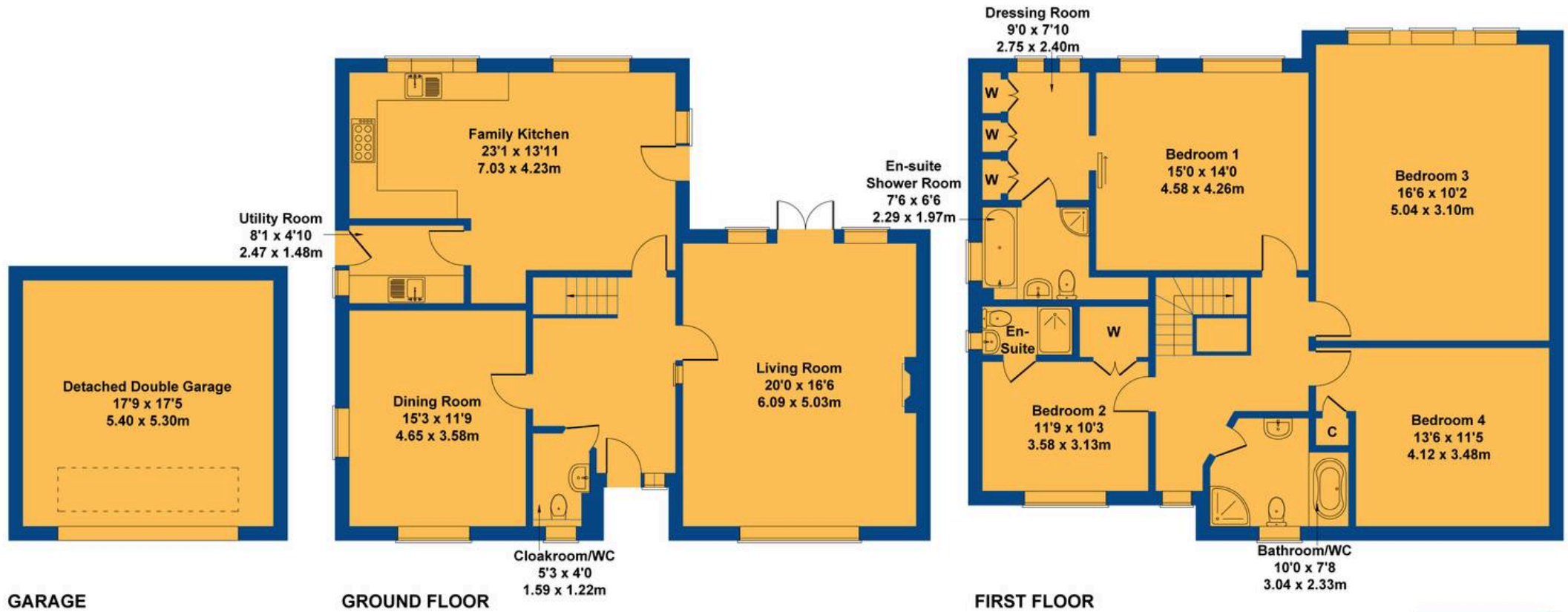








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