





## 14 Lower Farm Court

Rhoose, Barry

Situated in a sought-after cul-de-sac location, this wonderful extended detached family home offers ample space and flexibility for modern living. The property boasts an impressive five receptions and five bedrooms, allowing for versatile use and ample space for a growing family.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A WONDERFUL EXTENDED DETACHED FAMILY HOME
- 5 RECEPTIONS AND 5 BEDROOMS
- TEENAGE QUARTERS OR GRANNY ANNEX OPTION
- STUNNING OAK KITCHEN/DINING ROOM
- GLORIOUS PRIVATE WESTERLY REAR GARDEN
- DETACHED DOUBLE GARAGE
- 10 CAR DRIVE
- EPC C76





### **Storm Porch**

A covered external area with uPVC door with opaque glazing leading into the entrance hall.

### **Hallway**

11' 7" x 9' 2" (3.53m x 2.79m)

With solid Oak flooring and complementing Oak doors leading to the WC, study, dining room, social family kitchen plus glazed panelled style doors leading to the living room. Handy under stair storage cupboard and Hive heating controls. Radiator. Carpeted dog leg stair case with Oak balustrade and spindles leading to the first floor. Smooth coved ceiling.

### **Cloakroom / WC**

4' 8" x 3' 11" (1.42m x 1.19m)

With a ceramic tile flooring and white suite comprising close coupled WC with button flush plus wash basin with vanity cupboard under. Chrome heated towel rail. Opaque uPVC front window with tiled sill.

### **Living Room**

20' 4" x 15' 2" (6.20m x 4.62m)

Immaculately decorated carpeted room which has French style uPVC doors leading on to the rear garden and with additional side windows. This impressive room has a smooth coved ceiling and the focal point is that of an Adam style fire place which has a coal effect gas fire inset. Smooth coved ceiling plus radiator.

### **Family Kitchen**

26' 8" x 16' 1" (8.13m x 4.90m)

Narrowing to 9'9" (2.97m) in the dining area. With ceramic tile flooring throughout, this is a fabulous comprehensively fitted kitchen which has Oak units throughout and these are complemented by Quartz work tops and splashbacks. There is a twin sink unit inset with mixer tap over. Further integrated appliances include a 5 ring gas hob





with glass canopy extractor, a double oven and grill with microwave oven over (Siemens), plus integrated Smeg dish washer. Drinks fridge to remain. The far area offers space for table and chairs and has additional storage cupboards plus display cabinets. Here there are French uPVC doors leading out onto a breakfast patio with complementing raised planted area. Further uPVC side and rear window plus additional Velux window. Smooth coved ceiling with low energy dimmable LED lighting. Radiator plus additional upright column style radiator. Oak door to utility room.

#### **Utility**

13' 0" x 4' 10" (3.96m x 1.47m)  
Ceramic tile flooring and with additional storage space plus double full height cupboard which houses the plumbing for washing machine (washing machine not to remain). Secondary 1.5 bowl stainless steel sink unit. Smooth coved ceiling with 6 recessed spot lights plus uPVC opaque door to the side.

#### **Study/Snug**

14' 4" x 10' 8" (4.37m x 3.25m)  
A good size carpeted room with feature box bay style uPVC front window. Smooth coved ceiling with 6 recessed spot lights. Radiator.

#### **Dining Room**

20' 8" x 14' 4" (6.30m x 4.37m)  
Measurements include a deep door recess. A very spacious carpeted reception room with smooth coved ceiling and radiator. A rectangular opening leads to the sun room extension. An Oak door leads through to the gym.

#### **Garden Room**

14' 11" x 13' 10" (4.55m x 4.22m)  
With uPVC windows and French doors leading to the rear garden, this sun room has a tiled pitched roof with 2 Velux windows and bamboo style cladding. There are fitted Sanderson blinds which will remain.





Power and lighting. Handy under floor heating.

#### **Gym Room or Similar**

15' 2" x 11' 3" (4.62m x 3.43m)

A carpeted room with smooth coved ceiling and 13 recessed spot lights. Near full height uPVC rear windows and exposed brick feature wall. Handy storage cupboard and a spiral stair case leads to the fifth bedroom.

#### **Bedroom Five**

15' 4" x 11' 3" (4.67m x 3.43m)

With varnished floor boards, a very versatile room with rear uPVC window, Velux skylight plus side port hole style window. Feature vaulted ceiling plus radiator. Fittings for a projector as required. Panelled door to en suite.

#### **En Suite - Bedroom 5**

10' 11" x 4' 9" (3.33m x 1.45m)

Ceramic tile flooring and white suite comprising WC with concealed cistern, circular glass wash basin and double walk in shower cubicle with fixed rainfall style head and adjustable rinse unit enclosed by glass screen. Chrome heated towel rail. Pitched roof with 6 recessed spot lights and front opaque uPVC window.

#### **Landing**

A galleried carpeted landing which has a smooth coved ceiling. Feature recess display area (for art etc) and with it's own uPVC front window. Oak doors lead to the four double bedrooms, airing cupboard and superb bathroom. Drop down loft hatch (mostly boarded).

#### **Bedroom One**

19' 8" x 11' 8" (5.99m x 3.56m)

A fabulous sized carpeted main bedroom which has two sets of rear uPVC windows, smooth coved ceiling, radiator and extensive range of bedroom furniture to include - wardrobes, drawers and make up area. An Oak door leads to the en suite.





### **En Suite – Bedroom One**

7' 0" x 6' 5" (2.13m x 1.96m)

Beautifully refitted with a white suite comprising WC with concealed cistern, wash basin with vanity cupboards under and adjacent display storage, plus there is a double quadrant style fully tiled shower cubicle which has thermostatic shower inset - rainfall style head and adjustable rinse unit. Two opaque side uPVC windows with tiled sills complementing the splash backs, walls and flooring which are all tiled. Smooth coved ceiling, extractor and chrome heated towel rail.

### **Bedroom Two**

17' 9" x 10' 9" (5.41m x 3.28m)

Carpeted double bedroom with feature chapel style uPVC window plus additional window with deep sill and window seat. Smooth coved ceiling plus recessed wardrobe space (excluded from dimensions provided). Radiator. Oak door gives access to the display area - ultimately which is on the landing.

### **Bedroom Three**

15' 2" x 10' 10" (4.62m x 3.30m)

Measurements include deep door recess. A carpeted double bedroom with front uPVC window, smooth coved ceiling and range of fitted bedroom furniture to include two double wardrobes and over bed fitments.



### **Bedroom Four**

13' 2" x 10' 10" (4.01m x 3.30m)

Measurements exclude door recess. Carpeted double bedroom with rear uPVC windows looking onto the garden, radiator and smooth coved ceiling.



## REAR GARDEN

56' 12" x 52' 12" (17.37m x 16.15m)

Delightful, fully enclosed rear garden which has an initial level patio which extends to the side - ideal for storage. There is a slightly raised further central patio - tiled and this is surrounded by a level lawn. There are white rendered boundary walls, one with raised planters and a vast array of shrubs and plants. Corner garden shed (will remain). Wild cherry and apple tree which bear fruit in the summer and autumn.

## FRONT GARDEN

Primarily laid to interlocking brick paviour and providing off road parking for a multitude of vehicles (up to 10). Raised planted section with shrubs and palm tree. There is also a detached double garage and wrought iron gates lead to the breakfasting area. A matching gate leads to the side and rear of the property. Outside lighting.

## GARAGE

Double Garage

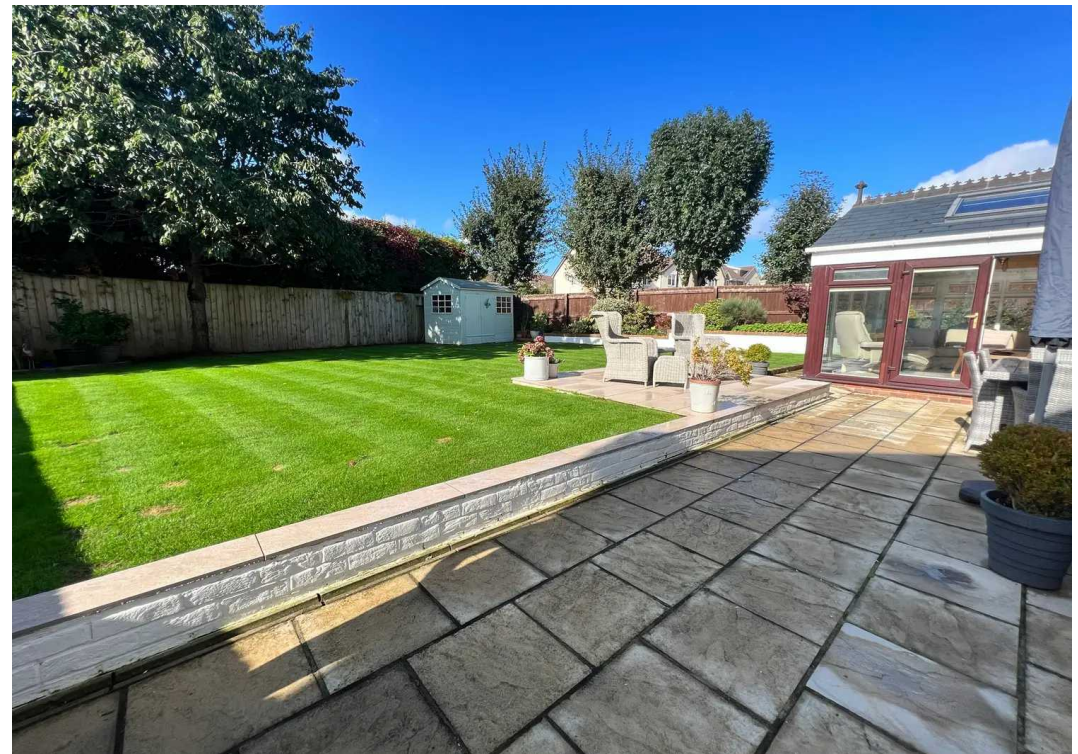
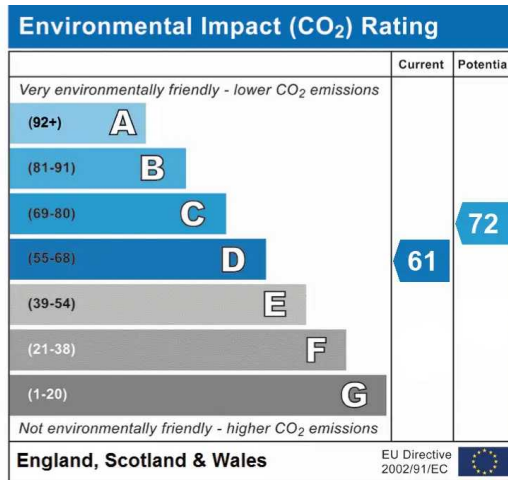
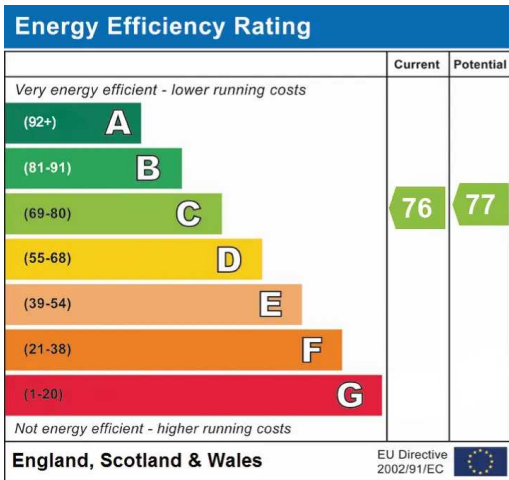
A detached double garage accessed via remote up and over door and with no central pillar. Power and lighting and excellent storage to the rafters.

## DRIVEWAY

10 Parking Spaces

Interlocking brick paviour providing off road parking for a multitude of vehicles







# 14 Lower Farm Court

Approximate Gross Internal Area  
2852 sq ft - 265 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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