



## 1 Lower Farm Court, Rhoose

£550,000 Freehold

IMPRESSIVE EXECUTIVE DETACHED PROPERTY • PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT • FOUR BEDROOMS; ONE EN-SUITE • SPACIOUS, EXTENDED MAIN LIVING ROOM • SUPERB KITCHEN/DINER WITH SITTING ROOM OFF • UTILITY ROOM; CLOAKROOM/WC; GCH; DG • DRIVE VIA ELECTRIC GATES; DOUBLE GARAGE • FULLY ALARMED; SELECT DUL SE SAC LOCATION • GENEROUS REAR GARDEN ENJOYING GREAT PRIVACY • EPC RATING OF D68





IMMACULATE, STYLISH DETACHED FAMILY HOME IN A QUIET, SELECT CUL DE SAC.

The ground floor comprises a porch, welcoming hall with galleried landing evident, cloakroom/WC, large living room, spacious and full width kitchen, dining room, sitting room - a great social room for gatherings! Finally there is a utility room.

The first floor has 4 bedrooms, the main bedroom being exceptionally large and having an en-suite. There is of course a family bathroom/WC too.

Outside, the property offers private parking via ELECTRONIC GATES and the detached double garage is accessed via a remote door. The rear garden is spacious, private and is adorned with a mix of patio, lawn, trees, plants and shrubs.

The property benefits from all mod cons to include gas central heating double glazing and so on.

Lower Farm Court is a cul de sac of similar Mediterranean style properties and all within a very short walk of the amenities of Rhoose Village, the train station and of course within the catchment for Cowbridge High School.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### Entrance Porch

Accessed via modern glazed door with matching front windows, the porch has a ceramic tile flooring, tongue and groove style roof and wooden door leading to the hallway.

#### Hallway

9' 11" x 9' 2" (3.02m x 2.80m)

A central and welcoming carpeted hall which has matching glazed double doors leading to the spacious living room, glazed single door to the full width kitchen dining room and column panelled doors led to handy storage cupboard and cloakroom WC. Carpeted dog leg stairs lead to the galleried landing. Radiator and coving.

#### Cloakroom WC

6' 0" x 2' 10" (1.83m x 0.87m)

In pristine condition, with white suite comprising WC and wall hung wash basin with tiled splash back. Tiled floor, radiator, obscure side window plus circular glazed port hole style front window.

#### Living Room

22' 1" x 14' 3" (6.74m x 4.35m)

Very spacious and immaculately decorated main reception room which has an extended frontage to provide a feature bay window.





Focal point is that of a marble fireplace which as a granite back and hearth with coal effect gas fire inset. Smooth coved ceiling. Two radiators. Additional window to porch.

**Kitchen / Dining Room / Sitting Room**

30' 7" x 13' 3" (9.32m x 4.03m)

Running the full width of the rear of the property and initially with the kitchen, which is fitted with a comprehensive range of matching eye level and base units in a lime oak effect. These have modern work tops which have twin bowl polycarbonate sink unit inset with Grohe tap. Integrated appliances include a 4 ring induction hob, waist level oven and there is a slot in space for fridge freezer as required. Column panelled door to utility. Complementing breakfast bar that can seat 3/4. Ceramic tile flooring and two sets of windows to the rear. Coved ceiling with recessed spot lights. Space for dining and table and chairs, this area then feeds through to a carpeted section which is ideal as a seating area. Media wall with contemporary log effect gas fire inset. Radiator. Sliding double glazed doors to the rear garden.

**Utility**

6' 3" x 5' 9" (1.90m x 1.76m)

With continuation of the ceramic tile floor, the utility has a second sink unit, side by side space for tumble or washing





obscure glazed side window, Ceramic flooring and walls to dado level.

**Bedroom Two**

13' 3" x 7' 5" (4.04m x 2.25m)

A carpeted double bedroom with mirror fronted floor to ceiling wardrobes along the length of the room (excluded from dimensions provided). Rear window, radiator and coved ceiling.

**Bedroom Three**

10' 0" x 9' 11" (3.06m x 3.03m)

A carpeted double bedroom with rear window, radiator and coved ceiling.

**Bedroom Four**

10' 5" x 9' 8" (3.17m x 2.94m)

A carpeted single bedroom (L shape) and has a coved ceiling, radiator and rear window.

**Bathroom WC**

9' 2" x 5' 8" (2.79m x 1.73m)

Again, an immaculate suite in white and comprising WC, pedestal basin and twin grip bath with mixer shower off tap. Ceramic tiled flooring and walls to dado level, coved ceiling with 3 recessed spot lights and extractor plus chrome heated towel rail. Obscure glazed front window. Mirror fronted cosmetics cabinet and shaver point.





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**blackbear**





**Rear Garden**  
**Front Garden**

**Garage**  
17' 9" x 17' 9" (5.40m x 5.40m)

Accessed via a remote/electric door the garage has power and lighting, alarm, a pedestrian door to the rear area and also storage into the rafters

**Driveway**  
Parking for 4 vehicles



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