





52 Celtic Way

Rhose

****STUNNING 4 BED DETACHED HOUSE WITH GENEROUS GARDEN & SEA VIEWS**** - 2 receptions, modern kitchen, utility, cloakroom, en-suite, family bathroom/WC, uPVC, gas central heating with a new boiler (2017), solar panels with battery backup, drive for 4 cars, garage. Manicured rear garden with patio.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 4 BEDROOM DETACHED PROPERTY
- GENEROUS ENCLOSED REAR GARDEN
- 2 RECEPTIONS, KITCHEN & LARGE UTILITY
- CLOAKROOM/WC, EN-SUITE & BATHROOM/WC
- UPVC, GCH (NEW BOILER 2017 WITH HIVE)
- 4 CAR DRIVEWAY AND SINGLE GARAGE
- SOLAR PANELS WITH BATTERY BACK UP FACILITY





Entrance Hall - Approached via a covered storm porch and then accessed via a replaced composite front door with patterned glazed panels. The hall has a laminated flooring plus carpeted staircase with handrail leading to the first floor. Radiator, coving and panelled doors lead to the cloakroom/WC and living room. HIVE heating controls.

Cloakroom/WC - 4' 11" x 3' 0" (1.50m x 0.91m)
With a coloured suite comprising WC with concealed cistern plus wash basin with tiled splash-back. Opaque front window with tiled sill, radiator and coving.

Living Room - 20' 1" x 13' 7" (6.12m x 4.14m)
A beautifully presented and excellent size reception room which has a feature front bay window (measurements into here) and laminated flooring. The focal point is a modern fireplace with marble back and hearth and coal effect gas fire inset. There are 2 radiators and coving.

Dining Room - 14' 4" x 8' 8" (4.37m x 2.64m)
This reception room has a continuation of the laminate flooring from the living room plus French style uPVC doors leading to the rear garden. Coving, radiator and a panelled door leads to the kitchen.



Kitchen - 11' 4" x 7' 11" (3.45m x 2.41m)
A very well appointed kitchen which has Shaker style eye level and base units in cream. These are complemented by modern worktops which have a 1.5 bowl stainless steel sink unit inset with mixer tap over. Integrated dishwasher and free-standing cooker with gas hob/electric oven to remain. Coved ceiling with 4 eyeball spotlights inset. Rear window with tiled sill and matching splash-backs. Radiator and handy under stair storage cupboard. Panelled door to the utility room.



Utility Room

8' 11" x 7' 2" (2.72m x 2.18m)

With more fitted cupboards, worktop space and second sink unit. There is a wall mounted Worcester boiler (HIVE), a rear window and matching door (obscure glazing) to the rear garden. Radiator and fire door to the garage. Coved ceiling with 4 eyeball spotlights.

Garage

17' 10" x 9' 1" (5.43m x 2.77m)

Accessed via roller style door and there is a fire door to the utility room. There is power and lighting provided along with controls for the solar panels (these are owned and NOT leased). There is also a complementing battery system which means any additional electricity generated is credited to the property and does not revert back to the Grid.

Landing

Carpeted, and with a side window enjoying a super open view over fields and with distant sea views. Panelled doors lead to the four bedroom, bathroom and an airing cupboard. Drop down loft hatch and coving.

Bedroom One

13' 2" x 10' 6" (4.01m x 3.20m)

A carpeted double bedroom with radiator, front window with open aspect and distant sea views and coving. Fitted triple robe with adjacent drawers to remain. Panelled door to the en-suite.

En-Suite

7' 5" x 2' 8" (2.26m x 0.81m)

In immaculate condition, with a white WC and concealed cistern, sink unit and single shower cubicle with low maintenance acrylic style non-grout splash-backs and matching sill with opaque side window. Chrome heated towel rail and smooth ceiling with two recessed spotlights.

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.66m)

A carpeted double bedroom with rear window enjoying a pleasant aspect over fields, primarily, plus





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Bedroom Three

10' 3" x 6' 3" (3.12m x 1.90m)

A carpeted bedroom with radiator and front window enjoying an open aspect with distant sea views. Coving.

Bedroom Four

8' 10" x 6' 3" (2.69m x 1.90m)

A carpeted bedroom with rear window enjoying a pleasant aspect over fields, primarily, plus there is a radiator and coving.

Family Bathroom/WC

6' 10" x 6' 5" (2.08m x 1.95m)

A modern bathroom in white comprising a WC with concealed cistern, wash basin with vanity cupboards under and adjacent. There is a twin grip bath with electric shower over. Obscure side window and low maintenance acrylic style splash-backs. Heated towel rail and mirror to remain. Smooth ceiling with 4 recessed spotlights.





FRONT GARDEN

The garden is laid to lawn with various shrubs. This adjoins the composite resin driveway.

REAR GARDEN

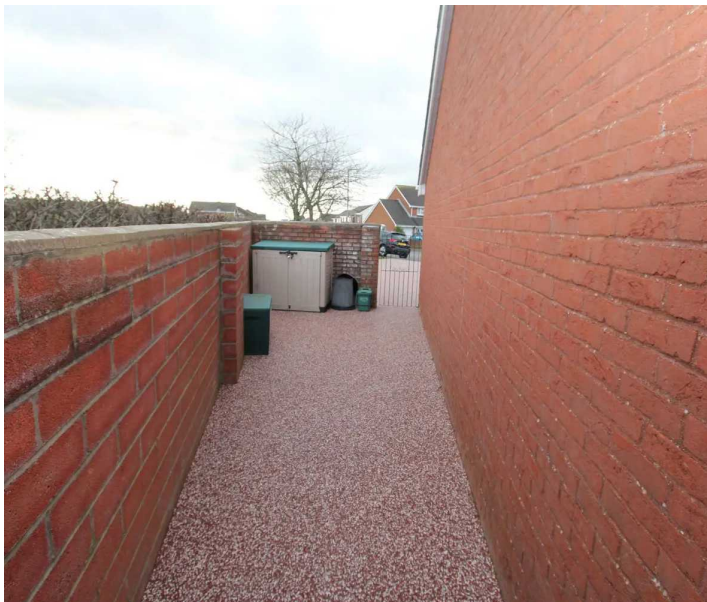
100' 0" x 25' 0" (30.48m x 7.62m)

Average dimensions given. A fully enclosed garden with initial side and full width of patio style area laid to composite resin. This extends on to the generous level lawn. The garden is enclosed by a mix of block wall and fencing, plus there is an external tap.

DRIVEWAY

4 Parking Spaces

A resin driveway which offers parking for 4 vehicles and leads to the single garage. A wrought iron gate leads to the side and rear.





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Approximate Gross Internal Area
1711 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2024
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