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Celtic Way, Rhoose Barry
offers over £535,000



About the property

This immaculately presented detached family residence offers generous and versatile living space throughout and occupies over 2000 square feet and benefits from fantastic views to the rear over recreational grounds and the Bristol Channel beyond.

The property is located within close proximity of Rhoose village and local amenities such as public play areas, tennis courts, convenience stores and supermarkets as well as having easy access to coastal walks and parks such as Porthkerry Country Park and Rhoose Point and link roads leading to the M4 corridor and it also falls within excellent school catchment including Cowbridge schools.

Internally the property offers a study, living/dining room, garden room, cloakroom, kitchen/breakfast room, utility room and dining room to the ground floor and four double bedrooms two of which have en suites, one single bedroom and a family bathroom to the first floor. One of the reception rooms could be utilised as a downstairs bedroom and subject to re configuration could lend itself to multi generational living.

Externally the property benefits from a large paved frontage with parking for several vehicles and a private enclosed rear garden with paved seating areas and a work shop/ store with power and lighting.

Accommodation

Entrance Porch

Accessed via uPVC double glazed front door with matching side panel, oak double glazed doors leading to hallway, oak flooring.

Hallway

Stairs leading to the first floor with storage cupboard beneath, doors leading to study, living / dining room, cloakroom and kitchen/ breakfast room, oak flooring, radiator.

Study/ Potential Bedroom

15' 2" x 8' 4" (4.62m x 2.54m)
POTENTIAL BEDROOM A versatile room currently used as a study. uPVC double glazed window to front, radiator, oak flooring.

Cloakroom

White suite comprising of low level WC, wash hand basin with vanity cupboard, obscured uPVC double glazed window, fully tiled walls and chrome heated towel rail.

Living / Dining Room

26' 4" x 12' 9" (8.03m x 3.89m)
A fantastic size room with uPVC double glazed window to front, recess gas fire with cast iron inset and timber surround, radiator, oak flooring, doors leading to garden room.





Garden Room

16' x 10' 9" (4.88m x 3.28m)

uPVC double glazed French doors and windows to rear garden, pitched ceiling with double glazed velux windows, oak flooring.

Kitchen / Breakfast Room

14' 6" max x 8' 3" (4.42m max x 2.51m)

Contemporary kitchen with extensive range of high gloss light grey fitted cupboards with granite worktops and breakfast bar. Inset stainless steel sink and drainer, integrated dishwasher, space for ranger cooker with stainless steel extractor hood over and tiled splash backs, space for upright fridge/freezer, pattern tiled floor, skirting lighting, uPVC double glazed window overlooking rear garden and French doors to rear garden, doors to dining room and utility room.

Utility Room

16' x 5' 2" (4.88m x 1.57m)

Built in cupboards with roll top work surface and stainless steel sink and drainer, space and plumbing for washing machine, tumble drier and fridge/freezer. Pitched ceiling with double glazed Velux window, doors leading to front and rear of property.



Dining Room

12' 10" x 8' 6" (3.91m x 2.59m)

uPVC double glazed window to front, radiator, oak flooring.

First Floor Landing

Doors leading to four bedrooms and bathroom, loft hatch with retractable ladder, cupboard, carpeted.

Bedroom One

15' 9" max x 13' 6" (4.80m max x 4.11m)

uPVC double glazed window to front, built in wardrobes, radiator, door to en suite shower room.

Ensuite

uPVC double glazed obscured window to side, white suite comprising of low level WC, wash hand basin and vanity cupboard and large glazed shower cubicle with mains shower attachment, chrome heated towel rail.

Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m)

Double bedroom with uPVC double glazed window to front, radiator, carpeted, door to en suite/dressing room.



En Suite / Dressing Room

17' max x 8' 6" (5.18m max x 2.59m)

Dressing area with fitted shelving and hanging space and double glazed Velux window to front, carpeted. Shower area with ceramic tiled floor, white low level WC and wash hand basin with vanity cupboard, fully tiled walk in shower cubicle, cupboard containing Eco Elite mains gas combination boiler.

Bedroom Three

10' 6" x 9' 8" (3.20m x 2.95m)

A further double bedroom with uPVC double glazed window to rear with fantastic views of recreational fields and the Bristol Channel beyond, radiator, carpeted.

Bedroom Four

11' 10" x 7' 10" (3.61m x 2.39m)

uPVC double glazed window to rear with fantastic views of recreational fields and the Bristol channel beyond, wall of built in wardrobes, radiator, carpeted.



Family Bathroom

9' 9" x 6' 4" (2.97m x 1.93m)

uPVC obscured double glazed window to rear, white suite including panelled bath with spa jets, low level WC, wash hand basin and separate shower cubicle with mains shower attachment, fully tiled to floor and walls, chrome heated towel rail.

Front Garden

Wide herringbone patterned brick paviour parking area with room for several cars

Rear Garden

Private and enclosed garden with a south easterly facing aspect. Laid to lawn and paved seating areas, exterior lighting, and water tap, block built work shop / store with power and lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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