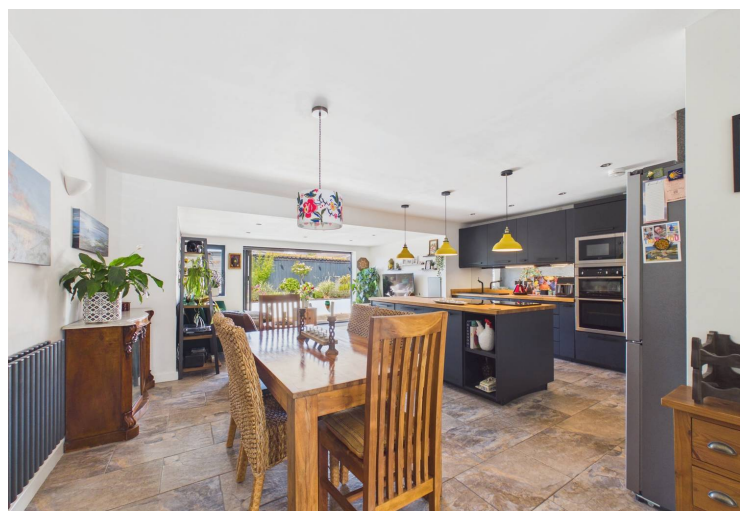
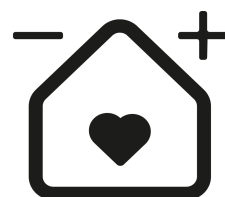




15 Celtic Way, Rhoose

£425,000 Freehold

BEAUTIFULLY PRESENTED THROUGHOUT; SEMI DETACHED PROPERTY • TRIPLE WIDTH OFF STREET PARKING • LOW MAINTENANCE LANDSCAPED REAR GARDEN WITH SUMMERHOUSE • EPC RATING D66 • 4 GREAT SIZED BEDROOMS, 2 MODERN BATHROOMS • CLOSE TO LOCAL AMENITIES • STUNNING EXTENSION WITH BIFOLDS; OFFERING A GREAT SOCIAL SPACE



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OUTSTANDING FAMILY HOME; SPACIOUS THROUGHOUT; SUPERB EXTENSION WITH BIFOLD DOORS - Situated on this sought after development and within walking distance of the beach at Fontygary and its amenities, this semi detached property offers much more than meets the eye. The ground floor has an entrance hallway, living room, modern bathroom, utility space and double bedroom. The piece de resistance however is the fabulous open plan kitchen/diner/sitting area which has bi-folds to the landscaped low maintenance rear garden. Additionally, the first floor has 3 further double bedrooms and an immaculate large family bathroom. Outside, there is a triple width driveway and to the rear a totally private Westerly facing garden which has two areas of patio and a false lawned section. There is also a handy summerhouse construction. The property has gas central heating and double glazing and represents a great opportunity for a family to take residence. EPC rating D66.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

4' 8" x 4' 8" (1.42m x 1.41m)

Accessed via composite door with opaque glazing and matching side panel. oak flooring. Floor to ceiling cupboard. Stylish radiator and Oak door to living room.

Living Room

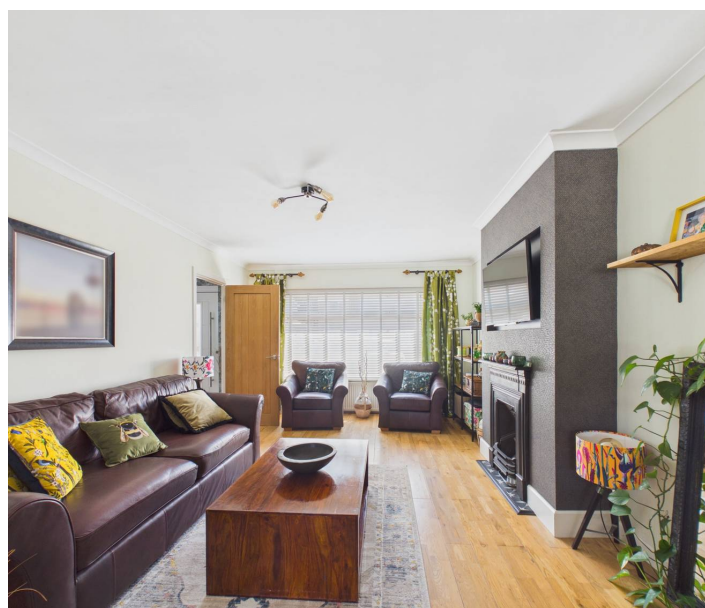
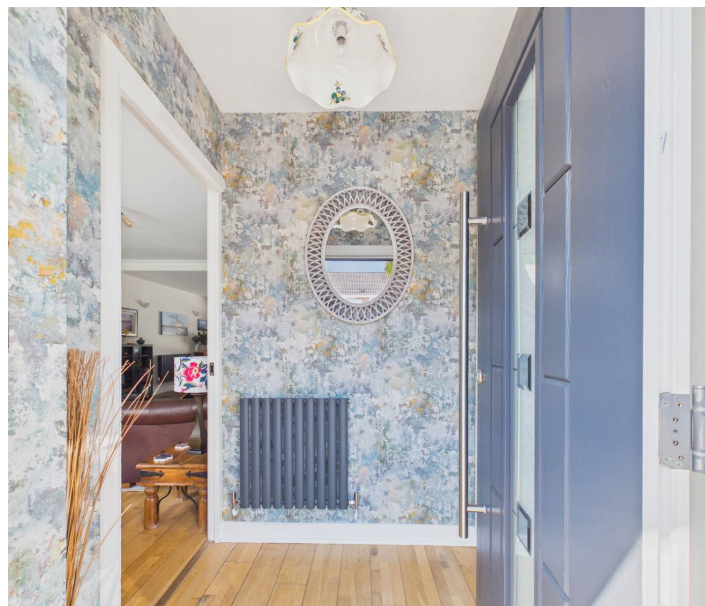
15' 11" x 11' 8" (4.84m x 3.56m)

With Oak flooring, front window and radiator; plus smooth coved ceiling. Two wall lights. Open access leads through to the stunning family kitchen/ dining and living space.

Kitchen/ Dining & Living Space

24' 11" x 19' 9" (7.59m x 6.02m)

With a stunning ceramic tile floor covering and with under floor heating within the seating area. There is a dining space for table and chairs. The kitchen is superbly appointment with stylish units, complemented by natural wood Oak work tops which have a contemporary sink unit inset. Integrated appliances include a 4 ring induction hob with adjacent controls, waist level double oven and grill with microwave over. Mirrored splash back incorporated with USB charger points. Handy recess for a fridge freezer and also a functional storage cupboard which has been utilised as a pantry. Stylish radiator. Smooth walls and





ceiling with wall lights and 11 recessed spot lights. Open door access leads into an inner hall area. Stunning bifold doors give access to the sunny landscaped low maintenance rear garden.

Inner Hall

5' 7" x 6' 11" (1.71m x 2.10m)

With continuation of the ceramic tile floor, there is a carpeted stair case leading to the first floor. Oak doors lead into the modern bathroom, utility space and bedroom one. Opaque uPVC side window. Loft hatch.

Bathroom/ WC

8' 11" x 7' 2" (2.73m x 2.18m)

With a stylish ceramic tile flooring and subway tile walls to dado level. White WC and wash basin with vanity cupboard under. Modern double shower with thermostatic shower and rinse unit. Opaque uPVC wide window and tiled sill.

Utility Space

This compact utility space has room and plumbing for a washing machine, wall mounted cupboard for storage and an opaque uPVC side window.





Bedroom One

13' 6" x 9' 4" (4.12m x 2.84m)

Beautifully presented carpeted ground floor bedroom with floor to ceiling wardrobes plus drawers, plus a further recessed shelved storage. Smooth coved ceiling and radiator. Front uPVC window.

Landing

9' 0" x 2' 9" (2.75m x 0.84m)

Carpeted and with modern column style doors giving access to the three bedrooms and bathroom on this level. Smooth coved ceiling.

Bedroom Two

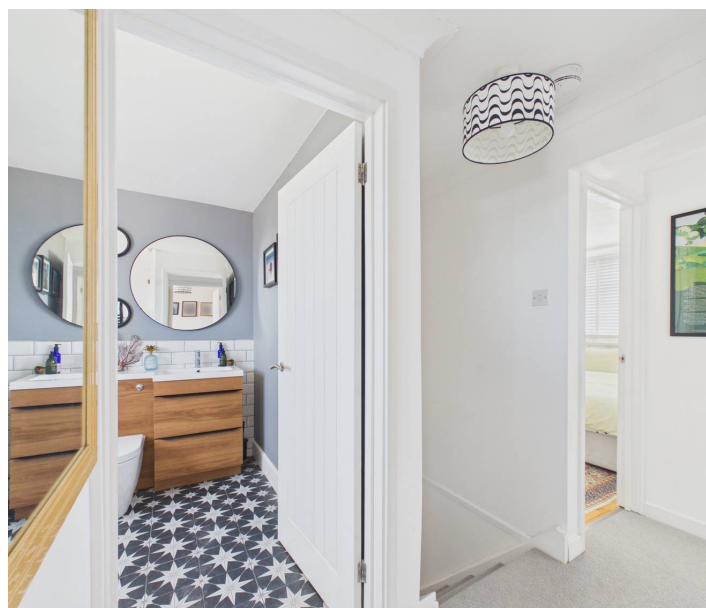
10' 5" x 8' 11" (3.17m x 2.73m)

Dimensions: 10' 6" x 8' 11" (3.20m x 2.72m). With Oak flooring and smooth coved ceiling. Radiator. uPVC front window.

Bedroom Three

10' 4" x 8' 5" (3.14m x 2.57m)

With Oak flooring. Double wardrobe. Radiator. uPVC front window.





Bedroom Four

11' 7" x 7' 2" (3.53m x 2.19m)

With oak flooring. Smooth coved ceiling and radiator. Recessed storage cupboard (excluded from dimensions). Rear uPVC window with a pleasant open aspect.

Bathroom/WC

8' 3" x 6' 9" (2.51m x 2.07m)

In immaculate order and with a white WC and wash basin vanity unit, bath with thermostatic shower over. Fully ceramic tiled floors, walls and splash backs. Opaque uPVC rear window. Ladder style modern radiator. Smooth ceiling.





REAR GARDEN

36' 12" x 32' 12" (11.27m x 10.05m)

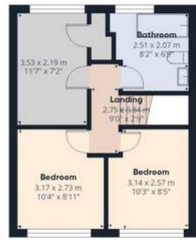
A beautifully landscaped garden with an initial area of slabbed patio, steps then lead up to a second patio area which adjoins a false lawn. The rear garden really is low maintenance and also has a deck and handy summerhouse and additional timber storage shed. There is outside lighting and water. Power. A further patio side area to the side of the property allows access to the front of the property via a wooden gate.



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Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
127.7 m²
1376 ft²

Reduced headroom
0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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