





## 14 Celtic Way

Rhose

Beautiful three-bedroom semi-detached with open plan kitchen, cosy living room, shower room, conservatory, front/rear gardens with patio, shed, parking for 4 cars, detached garage, uPVC windows, gas central heating. Close to amenities and rail station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GORGEOUS THREE BEDROOM SEMI DETACHED
- STYLISH OPEN PLAN KITCHEN DINING ROOM
- COSY LIVING ROOM WITH FRONT ASPECT
- FIRST FLOOR SHOWER ROOM AND WC
- CONSERVATORY EXTENSION
- FRONT AND REAR GARDENS
- 4 CAR DRIVEWAY LEADING TO A GARAGE





### **Entrance Hall**

Accessed via composite door with opaque side glazed panels. Oak style laminate flooring and carpeted stair case leads to the first floor. Radiator. Coat store with hanging space. Panelled door to living room and a small door leads to a handy under stair storage cupboard.

### **Living Room**

13' 1" x 10' 7" (3.98m x 3.22m)

With a continuation of the Oak style laminate flooring, this immaculate reception room has a front window, radiator and focal point of marble fire place with pebble effect electric fire inset. Double multi paned doors lead into the kitchen dining room.

### **Kitchen Dining Room**

16' 10" x 10' 10" (5.13m x 3.30m)

Previously two separate rooms but now a more sociable open family space. Initially there is a space for table and chairs. Radiator. Sliding double glazed doors lead to the conservatory extension. The kitchen is beautifully appointed with a good range of eye level and base units (soft close) and these are complemented by modern work tops which have a contemporary sink unit (Blanco) inset with mixer tap over. Integrated appliances include a 4 ring Bosch gas hob with glass splash back and glass canopied extractor over. Further waist level double oven/grill (the upper oven has a microwave feature). Further fridge and freezer, dishwasher and washing machine. Striking ceramic tiled flooring and runway style LED lighting. Smooth coved ceiling with 8 recessed spot lights. There are side and rear windows.

### **Conservatory**

9' 7" x 8' 0" (2.92m x 2.44m)

With ceramic tile flooring matching the kitchen, the conservatory extension has a polycarbonate roof, uPVC side windows and French doors leading out onto the rear garden.





### Landing

Carpeted with a side window. Matching panelled doors lead to the 3 bedrooms and shower room/WC. A drop down loft hatch with extendable ladder, which leads to the loft space where the combi boiler is housed (refitted 2018).

### Shower Room/WC

6' 1" x 6' 1" (1.85m x 1.85m)

Immaculate and with white suite comprising WC with concealed cistern, wash basin with vanity cupboard under and double quadrant style, fully tiled cubicle. Easy wipe floor covering plus there are full ceramic tiled splash backs, walls and sill with opaque rear window. Chrome ladder style towel rail. Smooth ceiling with central light. Extractor.

### Bedroom One

A stylish carpeted main bedroom with front window, radiator and recessed single storage cupboard (excluded from dimensions). Smooth coved ceiling.

### Bedroom Two

10' 3" x 9' 4" (3.12m x 2.84m)

Second carpeted double bedroom with rear window and radiator. Recessed quadruple width wardrobes (excluded from dimensions). Coved ceiling.

### Bedroom Three

9' 11" x 6' 6" (3.02m x 1.98m)

Carpeted single bedroom with front window and radiator, plus handy storage over stairwell.





### REAR GARDEN

With an initial area of slabbed patio this leads to a central path with bisects two lawned areas. Well maintained garden shed (to remain).

### FRONT GARDEN

With two areas comprising grass and stone chippings with a grid under lay providing additional and side by side parking. Garden flower beds.

### DRIVEWAY

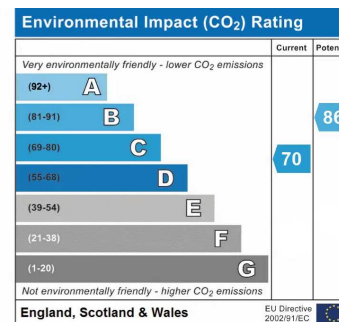
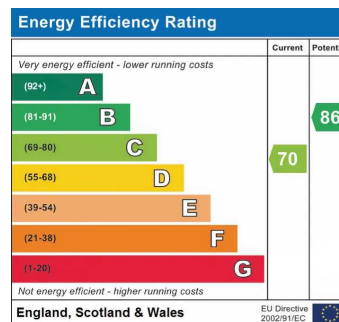
4 Parking Spaces

From the front and extended to the side of the property there is off road parking for 4 vehicles. This leads to the detached single garage.

### GARAGE

Single Garage

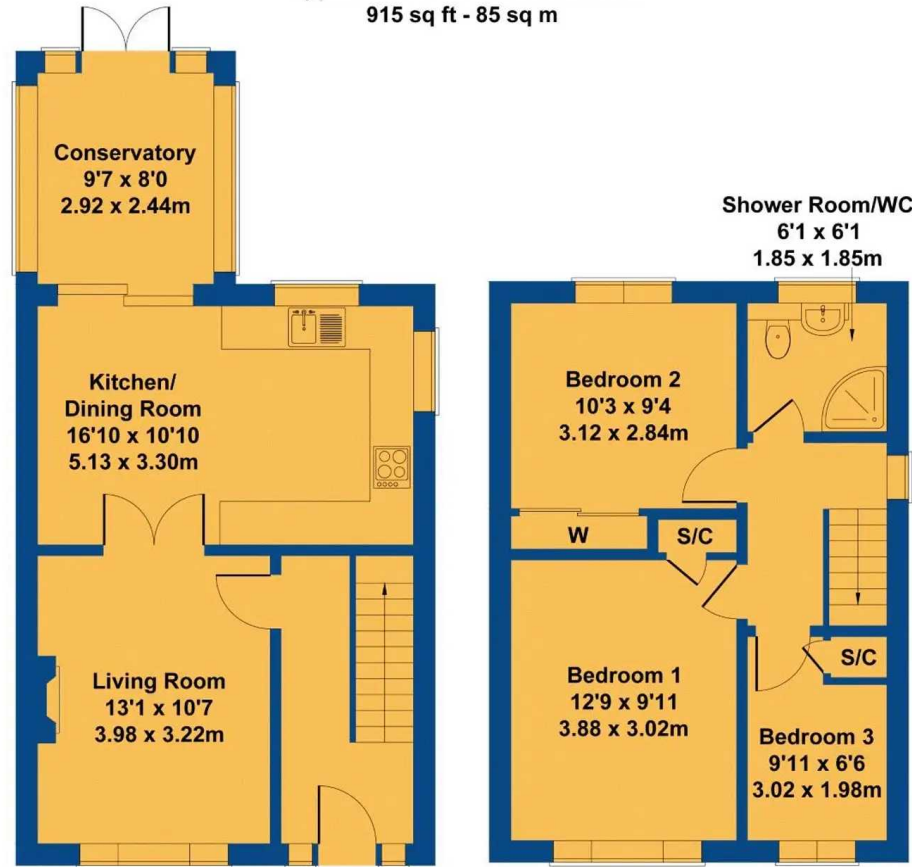
Accessed via up and over door, with power and lighting provided and an asbestos corrugated style roof. To the rear of the garage is a covered dry store section.





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Approximate Gross Internal Area  
915 sq ft - 85 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
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