





## 43 Celtic Way, Rhoose, CF62 3FT

Council Tax: F; Tenure: Freehold; EPC C73

4 DOUBLE BEDROOMS (5TH BEDROOM OPTION); 3 OR 4 RECEPTION ROOMS; SOCIAL KITCHEN/DINING ROOM WITH PANTRY & UTILITY; LARGE PRIVATE REAR GARDEN.

Situated within a select cul de sac of similar detached properties, this immaculate family home is offered to the market. The ground floor comprises a welcoming hall via porch, spacious living room and dining room, lovely kitchen/diner, two further reception rooms and finally a cloakroom/WC.

The first floor comprises four double bedrooms, the principle bedroom having an en-suite, plus there is a spacious modern family bathroom/WC with shower.

Outside, there is a front garden with side access, driveway and the rear garden is a particular feature as it is very large and enjoys super privacy.

The property has gas central heating and uPVC double glazing and is in excellent order throughout.

Rhoose is within the catchment for Cowbridge Comprehensive Catchment and thus ideal for families. Rhoose Village has a variety of amenities including local shops, a mid size Tesco, stunning coastal walks and an impressive Fontygary complex with bowling and mini golf.





### Entrance Porch

Accessed via uPVC door with matching glazed side panels. Ceramic tile flooring, wall light and solid door with obscure glazed inset leads into entrance hallway.

### Hallway

With a modern laminated flooring and carpeted staircase with Oak spindled balustrade leading to the first floor. Radiator, smooth coved ceiling and handy open understair storage space. Matching doors give access to the living room, dining room, cloakroom WC, kitchen dining room and office / studio - from there a further door leads to sitting room / ground floor bedroom (bedroom five).

### Living Room

15' 9" x 12' 8" (4.81m x 3.87m)  
Continuation of the laminate flooring from the hall, this reception room has a focal point of a modern fire surround with coal effect gas fire inset. Front window, smooth coved ceiling with two roses and radiator. Square opening leads to the dining room.

### Dining Room

12' 8" x 10' 5" (3.87m x 3.18m)  
With laminated flooring, this reception room has French style uPVC doors leading onto the rear garden. Smooth coved ceiling with central rose and panelled return door to the hall. Radiator.

### Cloakroom WC

6' 10" x 3' 10" (2.09m x 1.16m)  
With a tiled flooring and white suite comprising WC with concealed cistern plus wash basin with vanity drawers under. Marble effect display top area with shelving under. Obscure glazed rear window with ceramic tiled sill matching the walls. Smooth coved ceiling with two recessed spots and chrome heated towel rail. Contemporary mirror with light over.





### **Kitchen Dining Room**

20' 3" x 9' 8" (6.18m x 2.94m)

An open plan social family kitchen dining room with dimensions excluding recess which includes a full height fridge, double oven with grill and recessed microwave. The kitchen itself is fitted with a range of cream units, complemented by Quartz worktops which have a one a half bowl stainless steel sink unit inset with mixer tap. Further inset 4 ring induction hob with glass canopy extractor over and Quartz splash back. Integrated dishwasher. The room has a smooth coved ceiling with 10 recessed spot lights. Rear window. 3-4 person breakfast bar divides the kitchen and the dining / seating area, which in turn has French style uPVC doors onto the rear garden and there is an additional side window. Two panelled doors give access to a walk in pantry and a utility / WC.

### **Pantry**

8' 4" x 3' 3" (2.54m x 1.00m)

Ceramic tile flooring and wide storage shelves. Power and lighting is provided. Smooth coved ceiling with 3 recessed spot lights.

### **Utility**

8' 6" x 5' 9" (2.60m x 1.74m)

With continuation of the ceramic tile flooring from the kitchen, this utility room has further base level units. Slot in space for washing machine or tumble dryer as required plus there is a secondary stainless steel sink unit. Smooth coved ceiling with 3 recessed spot lights plus loft hatch. Wall mounted Worcester boiler and partly obscure glazed door leads to the side and rear.

### **Studio / Office**

12' 2" x 8' 4" (3.71m x 2.54m)

With matching laminate flooring from the hall, this room has a front window, smooth coved ceiling and radiator and is flexible in terms of use. Panelled door leads to the sitting room / ground floor bedroom five.





### **Sitting Room / Bedroom Five**

11' 1" x 8' 5" (3.38m x 2.57m)

Carpeted with front windows plus side window making this room light and airy. Radiator plus smooth coved ceiling and high level fuse box.

### **Landing**

Carpeted and with panelled doors giving access to the 4 double bedrooms, family bathroom and also to an airing cupboard which houses the hot water cylinder. Smooth coved ceiling with loft access.

### **Bedroom One**

12' 8" x 10' 9" (3.87m x 3.27m)

Dimensions exclude a 1.75 metre walkway which leads into the bedroom itself. Carpeted double bedroom with front window, radiator and coved ceiling.

Recessed triple wardrobe, further single wardrobe and a panelled door leads to the en suite.

### **En suite**

9' 9" x 4' 6" (2.97m x 1.37m)

Larger dimension taken into the shower cubicle. A modern coloured suite comprising WC with concealed cistern, wash basin with vanity cupboards under plus large double fully tiled shower cubicle with electric shower inset. Tiled effect laminate flooring, radiator and obscure glazed side window with tiled sill matching the tiled walls. Wall mounted unit with storage and lighting. Coved ceiling.

### **Bedroom Two**

12' 4" x 11' 8" (3.76m x 3.55m)

A great size carpeted double bedroom with coved ceiling, radiator and front window. Double wardrobe.

### **Bedroom Three**

10' 7" x 9' 7" (3.22m x 2.93m)

A third carpeted double bedroom with rear window, radiator and coved ceiling. A range of fitted furniture including double wardrobe, bedside table, shelving and over bed fitments with lighting - to remain.





#### **Bedroom Four**

11' 11" x 7' 11" (3.63m x 2.41m)

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

#### **Bathroom**

9' 7" x 6' 7" (2.91m x 2.00m)

An immaculate suite in white and comprising WC with concealed cistern, wash basin with vanity cupboards under plus there is a bath with thermostatic shower over - rainfall style unit and adjustable rinse head. Glass screen and tiled splash backs, sill and flooring. Smooth coved ceiling with 4 recessed spot lights. Obscure glazed rear window and chrome heated towel rail.

#### **Front Garden**

A triangular shaped lawn with planted beds.

#### **Rear Garden**

64' 12" x 46' 3" (19.8m x 14.1m)

A super rear garden which enjoys a private westerly aspect. It comprises a sweeping level lawn, patio adjacent to the property, garden shed with newly felted roof and an additional recessed area includes a greenhouse and is ideal for storage or perhaps a mini-allotment style area. Gated side access returns to the front. Outside lighting.

#### **DRIVEWAY**

2 Parking Spaces

Tarmacked parking in front of the property for two vehicles.

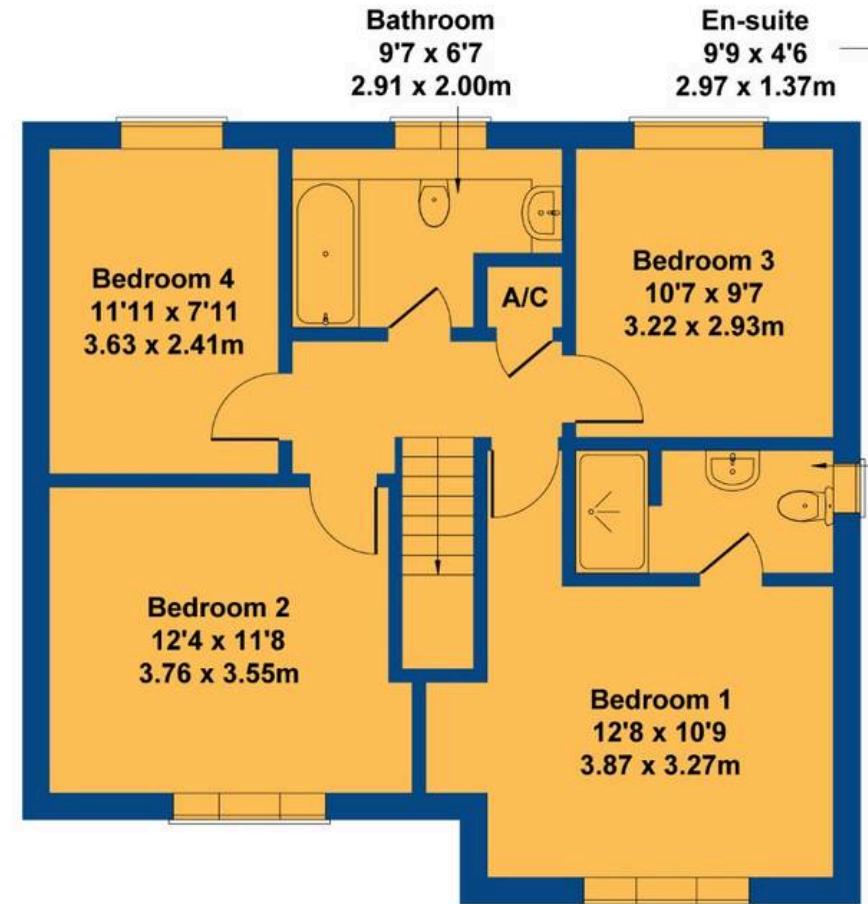
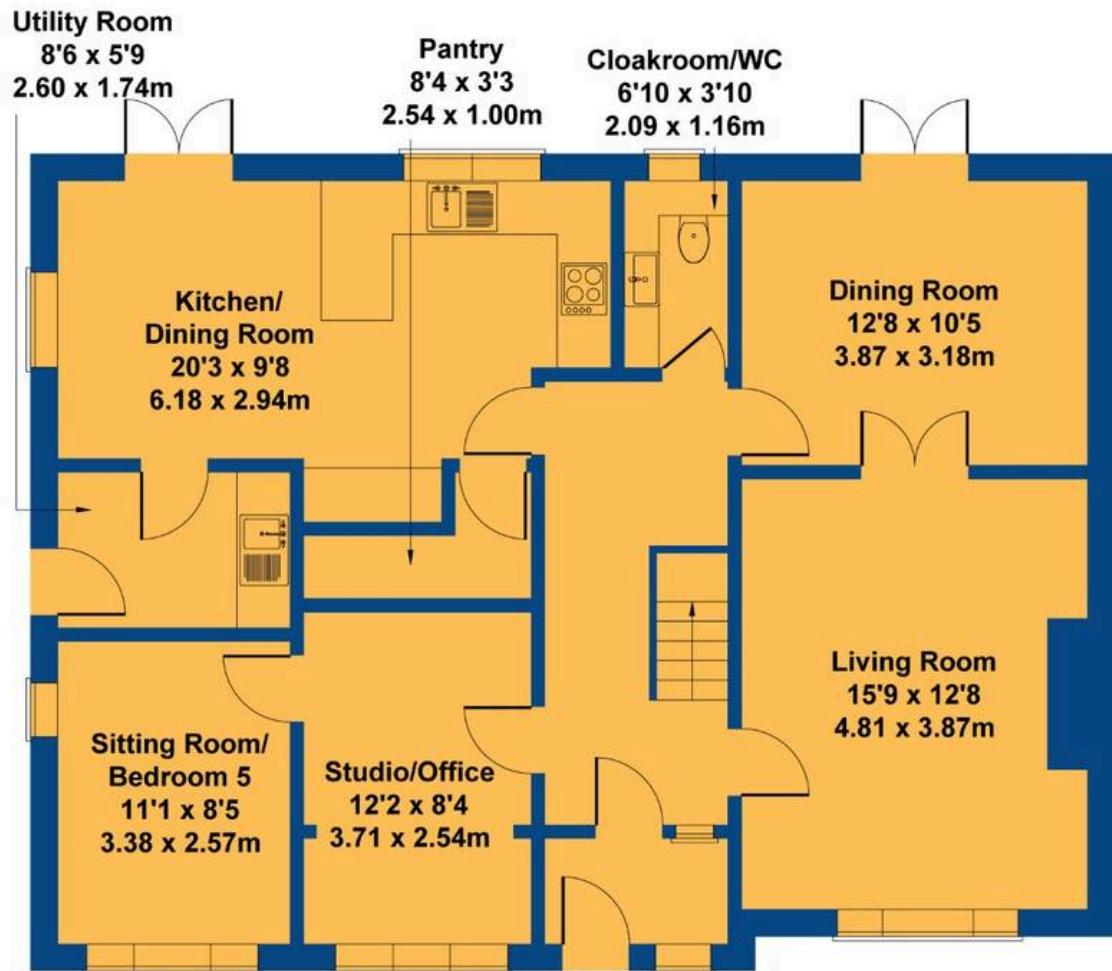






# 43 Celtic Way

Approximate Gross Internal Area  
1755 sq ft - 163 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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