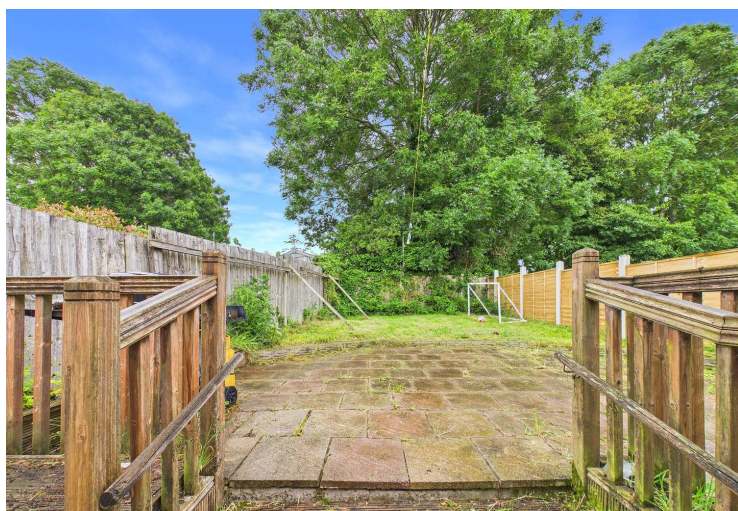




16 Celtic Way, Rhoose

£249,000 Freehold

THREE BEDROOM SEMI DETACHED PROPERTY • LARGE KITCHEN DINER • OPEN PLAN LIVING SPACE • FULLY ENCLOSED READ GARDEN • EPC RATING C70 • WITHIN COWBRIDGE COMPREHENSIVE CATCHMENT





This three bedroom semi-detached property offers an excellent opportunity for families and professionals seeking a spacious and versatile home within the highly sought-after Cowbridge Comprehensive catchment area. The property welcomes you with a bright and airy open plan living space, thoughtfully designed to create a seamless flow between the lounge and dining areas, making it ideal for both relaxing and entertaining. The large kitchen diner is a standout feature, providing ample room for family meals and social gatherings, with modern fittings and generous worktop space to suit keen cooks and busy households alike. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with each room benefitting from plenty of natural light. The family bathroom is fitted with contemporary fixtures and provides a practical and stylish space for daily routines. Additional features include double glazing throughout, gas central heating, and ample storage solutions. The property's location is a key highlight, situated within easy reach of shops, cafés, and essential amenities. Excellent transport links are nearby, providing convenient access to Cardiff, Bridgend, and the wider Vale of Glamorgan, making this an ideal base for commuters. Families will particularly appreciate the property's position within the Cowbridge Comprehensive catchment area. The fully enclosed rear garden offers a private and secure environment (ideal for children and pets), while the semi-detached layout provides a sense of privacy and space. EPC rating to be confirmed.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Hallway

5' 10" x 10' 11" (1.78m x 3.32m)

Living Room

10' 8" x 13' 1" (3.25m x 4.00m)

Kitchen/ Diner

16' 11" x 10' 10" (5.16m x 3.31m)

Laundry Room

14' 10" x 6' 7" (4.53m x 2.01m)





Landing

Bathroom

7' 11" x 6' 2" (2.41m x 1.87m)

Bedroom Two

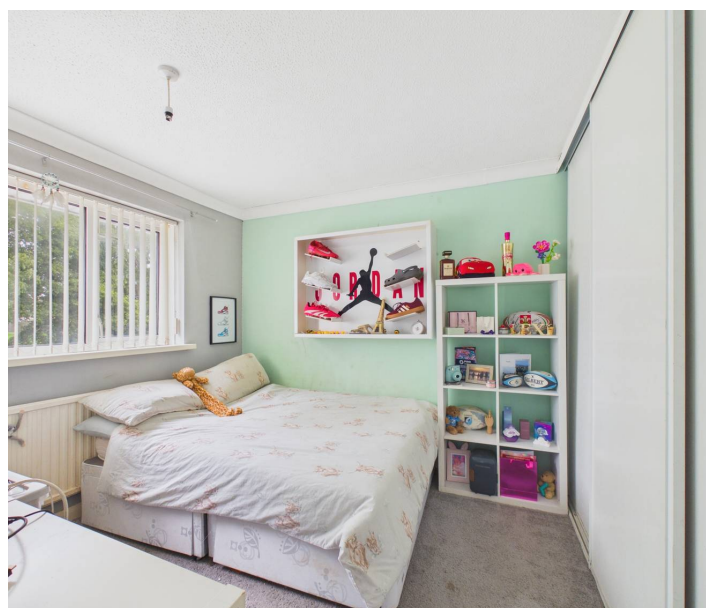
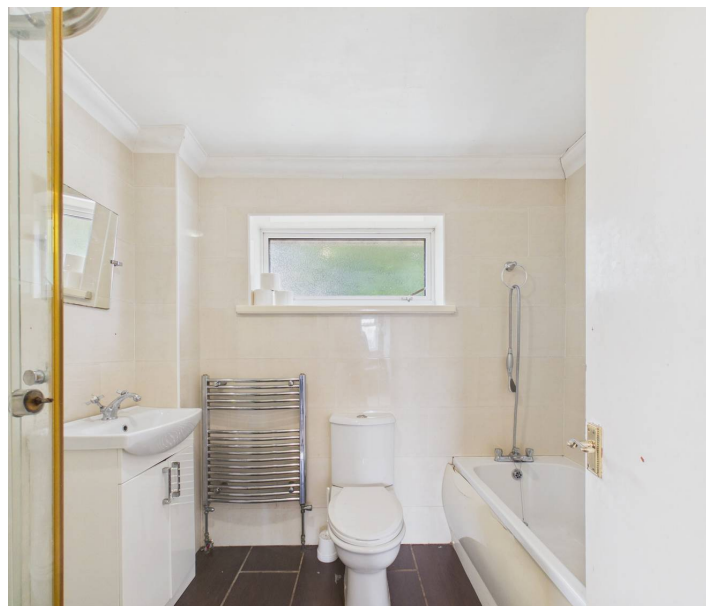
8' 6" x 9' 2" (2.59m x 2.79m)

Bedroom One

10' 1" x 12' 8" (3.07m x 3.87m)

Bedroom Three

6' 6" x 9' 4" (1.98m x 2.84m)





REAR GARDEN

