# The Overview

**Property Name:**
***Celtic Way, Barry***




**Price:**
***£425,000***

**Qualifier:**
***Asking Price***

4 2 3 EPC D

## The Bullet Points

- Attractive four-bedroom detached family home.
- Separate dining room with French doors to the garden.
- Separate utility room and downstairs WC.
- Three additional versatile bedrooms and family bathroom.
- Integral garage and generous driveway providing off-road parking.
- Spacious living room with bay window and feature fireplace.
- Fitted kitchen/breakfast room with gas range-style cooker.
- Principal bedroom with fitted wardrobes and en-suite shower room.
- Enclosed rear garden with lawn, patio and timber pergola.
- Popular Rhoose location with access to schools, amenities and transport links.

# The Main Text

Situated in the popular village of Rhoose, this attractive four-bedroom detached family home offers spacious and versatile accommodation, an integral garage, generous driveway and an enclosed rear garden.

The property welcomes you through an entrance porch into a central hallway, leading to a spacious and inviting living room featuring a front-facing bay window, attractive fireplace and contemporary-style flooring. A separate dining room provides an ideal space for family meals and entertaining, with French doors opening directly onto the rear garden.

The fitted kitchen/breakfast room offers a range of wall and base units, complementary work surfaces and a gas range-style cooker. An adjoining utility room provides additional storage, laundry facilities and access to the garden, while a convenient downstairs WC completes the ground-floor accommodation.

Upstairs, the property boasts four bedrooms, including a generously proportioned principal bedroom with fitted wardrobes and a private en-suite shower room. The remaining bedrooms offer flexible accommodation for family members, guests or home working, complemented by a family bathroom.

Externally, the enclosed rear garden features a lawn, mature planting, patio seating areas and an attractive timber pergola, providing an excellent setting for outdoor relaxation and entertaining. To the front, a generous driveway offers off-road parking and leads to the integral garage.

Offering generous accommodation, excellent outdoor space and a convenient village location, this delightful detached home is an ideal choice for growing families and those seeking comfortable coastal living. Early viewing is highly recommended.

Location and Local Amenities
Celtic Way is situated within the established residential village of Rhoose, in the Vale of Glamorgan, offering an appealing combination of village living, coastal surroundings and convenient access to the nearby towns of Barry, Cowbridge and Cardiff.

Rhoose provides a selection of everyday amenities, including a Tesco convenience store, Rhoose Village Stores, local shops, takeaway establishments and public houses. The nearby Fontygary area offers additional dining and leisure opportunities, including the Fontygary Holiday and Leisure Park.

The village also benefits from community facilities, including Celtic Way Community Centre and Rhoose Bowling Club, providing opportunities for local activities and social gatherings.

For a wider range of shopping, dining and entertainment facilities, Barry town centre is within easy reach, offering supermarkets, independent retailers, cafés, restaurants and leisure facilities.

The surrounding Vale of Glamorgan coastline provides attractive opportunities for walking and outdoor recreation, while the popular Barry Island seafront, with its sandy beach, promenade, cafés and family attractions, is also accessible from the property.

Local Schools
The property is conveniently positioned for access to local primary and secondary education, making it an appealing choice for families.

Nearby primary schools include Rhws Primary School, situated on Fontygary Road in Rhoose, and South Point Primary School, located on Rhoose Way. Both offer local primary education options within the village.

For secondary education, Whitmore High School in Barry is one of the established schools serving the wider area, offering secondary and sixth-form education.

Additional educational opportunities are available throughout Barry and the surrounding Vale of Glamorgan.

Prospective purchasers are advised to confirm school admissions arrangements and catchment eligibility with the Vale of Glamorgan Council.

Transport Links
Rhoose benefits from convenient transport connections, making the property particularly appealing to commuters and those travelling throughout South Wales.

Rhoose Cardiff International Airport railway station is located nearby and provides rail connections towards Barry, Cardiff and Bridgend, with onward connections available to the wider rail network.

Local bus stops along Fontygary Road and Fonmon Road provide access to public transport services connecting Rhoose with surrounding communities.

For motorists, the nearby road network offers convenient access to Barry, Cardiff, Cowbridge and the wider Vale of Glamorgan. The A4226 provides a useful connection towards Cardiff and the M4 motorway network.

Cardiff Airport is also situated close to the village, providing convenient access to domestic and international air travel.

The combination of village amenities, nearby schools, coastal attractions and transport connections makes Rhoose a desirable location for families and commuters alike.

# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.











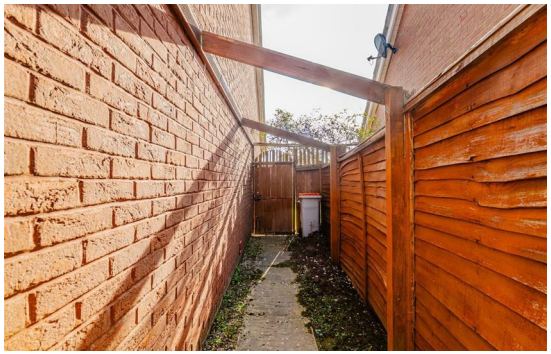



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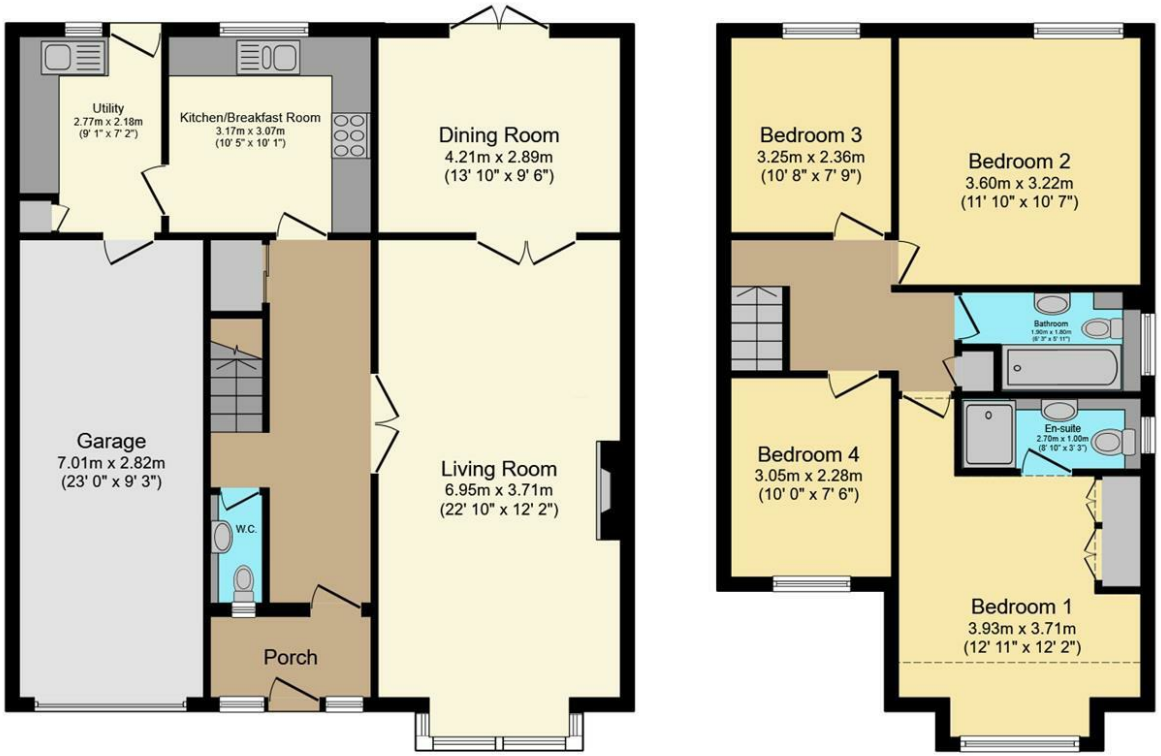





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# The Floorplan

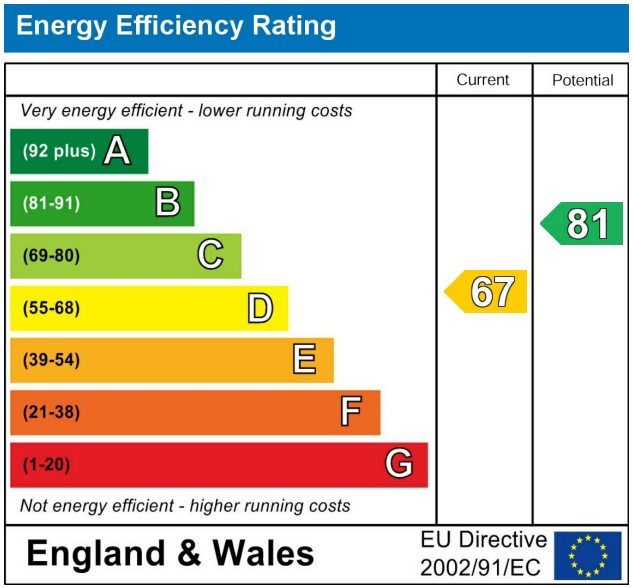



Ground Floor

First Floor

Total floor area: 154.1 sq.m. (1,659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




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