



32, Celerity Drive
Cardiff, CF10 4BJ

Watts
& Morgan



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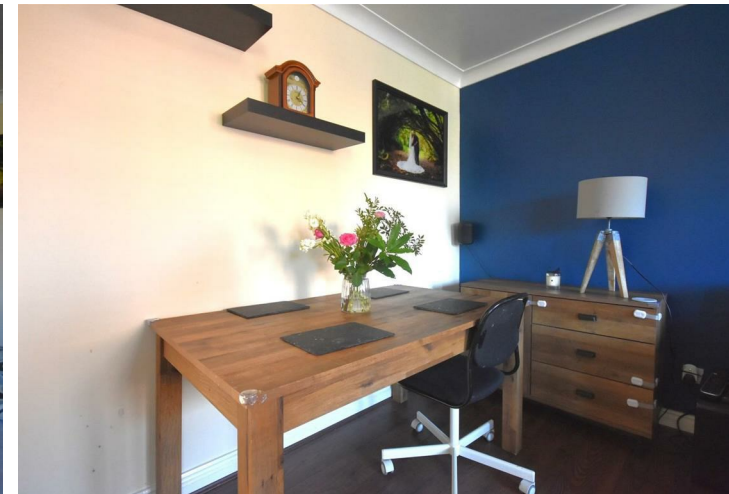
£350,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A spacious and versatile, four bedroom end of terrace family home situated in the Atlantic Wharf area of Cardiff Bay. Conveniently located to Cardiff City Centre, Mermaid Quay and the M4 Motorway. The accommodation split over three floors briefly comprises; entrance hall, sitting room/bedroom, a further double bedroom, ground floor cloakroom, shower room and utility room. First floor landing, spacious living/dining room and kitchen. Second floor landing, two double bedrooms and a family bathroom. Externally the property benefits from a block paved driveway with EV charger and beautifully landscaped front and rear gardens. EPC rating; 'C'.

Directions

Your local office: Penarth
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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC door into a hallway enjoying wood effect laminate flooring, a recessed storage cupboard, a wall-mounted alarm panel and a carpeted staircase with an understairs storage cupboard leading to the first floor.

The sitting room/bedroom four is a versatile space and enjoys continuation of laminate flooring, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation.

Bedroom three is a double bedroom and benefits from laminate flooring and a uPVC double-glazed window to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from wood effect laminate flooring, partially tiled splash-back, recessed ceiling spotlights and an obscure uPVC double-glazed window to the side elevation.

The shower room has been fitted with a large glass shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment. The shower room further benefits from laminate wood flooring, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.

The utility room has been fitted with a range of base units with rolltop laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from laminate wood flooring, a stainless steel sink with a mixer tap over, partially tiled splash-back, a uPVC double-glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

FIRST FLOOR

The first floor landing benefits from laminate wood flooring, recessed ceiling spotlights and two uPVC double-glazed windows to the rear/side elevation.

The spacious living/dining room enjoys continuation of wood effect laminate flooring, a carpeted staircase leading to the second floor and two uPVC double-glazed windows to the front elevation.

The kitchen has been fitted with a range of wall and base units with laminate rolltop work surfaces. Integral appliances to remain include; a 'Zanussi' electric oven, a 'Zanussi' 4-ring electric hob with an extractor fan over and a dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from continuation of wood effect laminate flooring, partially tiled splash-back, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

SECOND FLOOR

The second floor landing benefits from carpeted flooring, two recessed storage cupboards; one of which housing the wall-mounted 'Ideal' combi boiler, an obscure uPVC double-glazed window to the side elevation, a double-glazed roof light and a loft hatch with a built-in loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a double-glazed roof light and a uPVC double-glazed window to the front elevation.

Bedroom two is another double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a glass shower cubicle with an automatic thermostatic rainfall shower over, a panelled bath, a wash hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, panelled walls, partially tiled splash-back, recessed ceiling spotlights and an extractor fan.

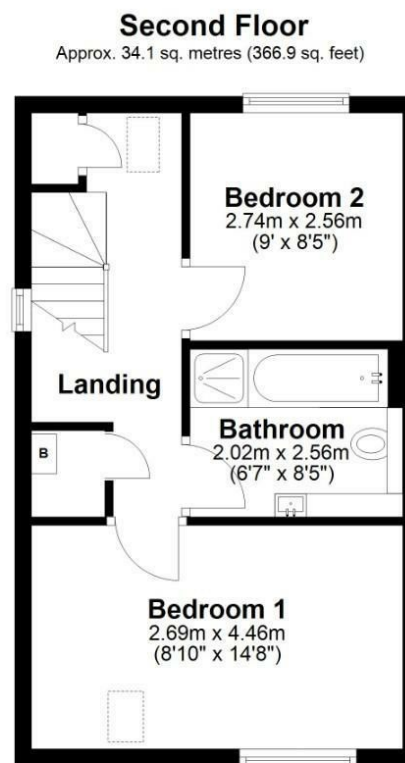
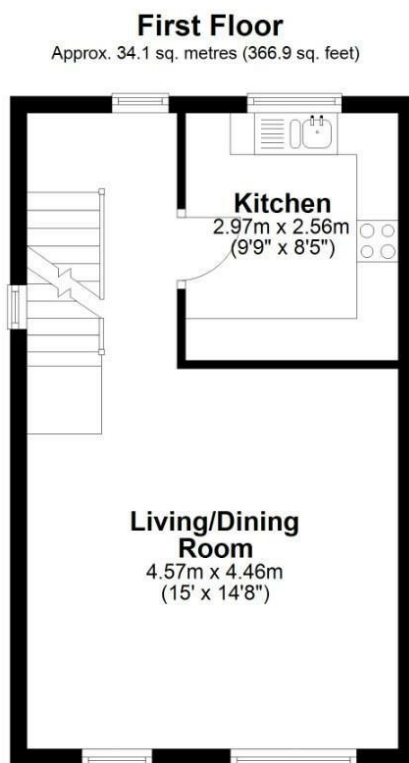
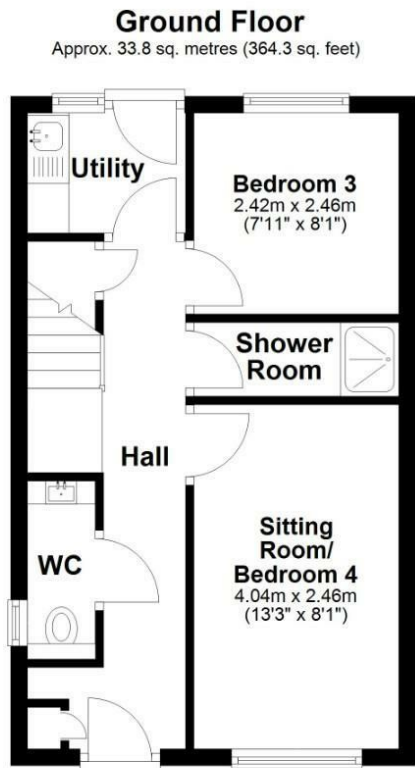
GARDENS AND GROUNDS

32 Celerity Drive is approached off the street onto a block paved driveway providing off-road parking and benefitting from an EV charger point.

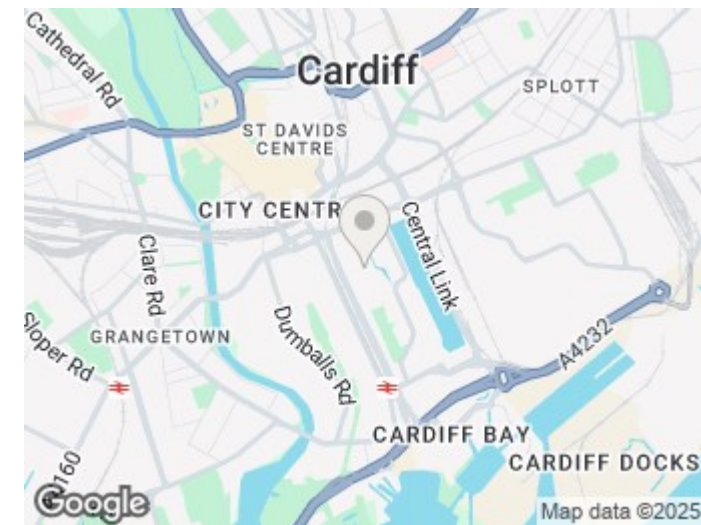
The front garden is predominantly laid to lawn with a variety of mature shrubs, borders and a cherry blossom tree.

The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining.

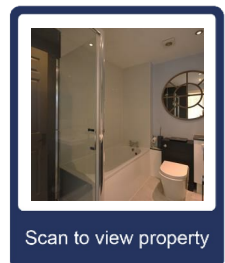
ADDITIONAL INFORMATION



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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