



15 Celtic Road, Cardiff, CF14 1EG

£350,000

Ferriers Estate Agents are pleased to offer For Sale this three bedroom terraced property in a sought after area which is considered one of the city's most desirable locations offering a blend of suburban tranquility, high-ranking schools, and extensive green spaces. The proximity to University Hospital Of Wales, public transport links as well as the A470 and M4 motorway make this a perfect family home.

The accommodation briefly comprises a porch, hallway, lounge, sun room kitchen/diner, rear hallway and wet room to the ground floor. Landing, three bedrooms, W.C. and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, off road parking and enclosed rear garden.

Call now to view this property before it's too late!

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = E

Ground Floor

Porch



Polycarbonate roof. uPVC double glazed windows to two sides, uPVC double glazed French doors to front, vinyl flooring and two doors off.

Inner Hallway

Textured ceiling, papered walls, vinyl flooring, uPVC double glazed window to front, carpeted stairs to first floor and door to:

Lounge 17'4" x 10'9" (5.3 x 3.3)



Textured and covered ceiling, papered walls, fitted carpet, uPVC double glazed window to front, radiator, door to kitchen and open to:

Sun Room/Office 10'5" x 6'2" (3.2 x 1.9)



Vaulted skimmed ceiling with spotlights, skimmed dwarf walls with ample power sockets, vinyl flooring, radiator and uPVC double glazed windows to three sides.

Kitchen/Diner 13'9" x 10'5" (4.2 x 3.2)



Textured ceiling, papered and tiled walls, vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drainer, space for rangestyle cooker, fridge freezer, dishwasher, washing machine and tumble dryer. Radiator, under stairs storage cupboard, pantry, uPVC double glazed window to rear and door to:

Rear Hallway



Textured ceiling, skimmed walls, tiled flooring, radiator, uPVC double glazed window and door to side and door to:

Wetroom 7'2" x 4'7" (2.2 x 1.4)



Textured ceiling, skimmed and tiled walls, vinyl flooring, radiator, uPVC double glazed window with obscured glass to rear, a three piece suite comprising a shower area, low level W.C and pedestal wash hand basin.

First Floor

Landing

Textured ceiling with loft access. Papered walls, fitted carpet, storage cupboard housing a gas combination boiler and five doors off. Loft is boarded and accessed via a pull down ladder.

Bedroom One 10'9" x 9'2" (3.3 x 2.8)



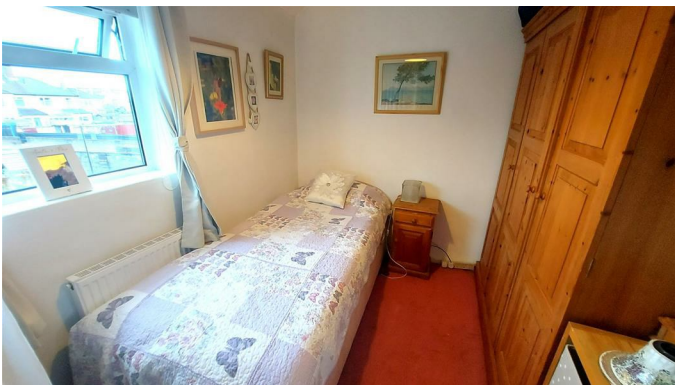
Skimmed ceiling, papered walls, fitted carpet, storage cupboard over stairwell, radiator and uPVC double glazed window to front.

Bedroom Two 10'5" x 9'10" (3.2 x 3.0)



Skimmed ceiling, papered walls, fitted carpet, storage cupboard over stairwell, radiator and uPVC double glazed window to front.

Bedroom Three 7'10" x 7'10" (2.4 x 2.4)



Skimmed ceiling, papered walls, radiator and uPVC double glazed window to rear.

Bathroom 7'10" x 5'6" (2.4 x 1.7)



Textured ceiling, tiled and textured walls, vinyl flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear, a two piece suite comprising a pedestal wash hand basin and a panel bath with shower over and privacy screen.

W.C 4'7" x 2'3" (1.4 x 0.7)



Papered ceiling. Textured and tiled walls, vinyl flooring, low level W.C. and uPVC double glazed window with obscured glass to rear.

Outside

Front Garden

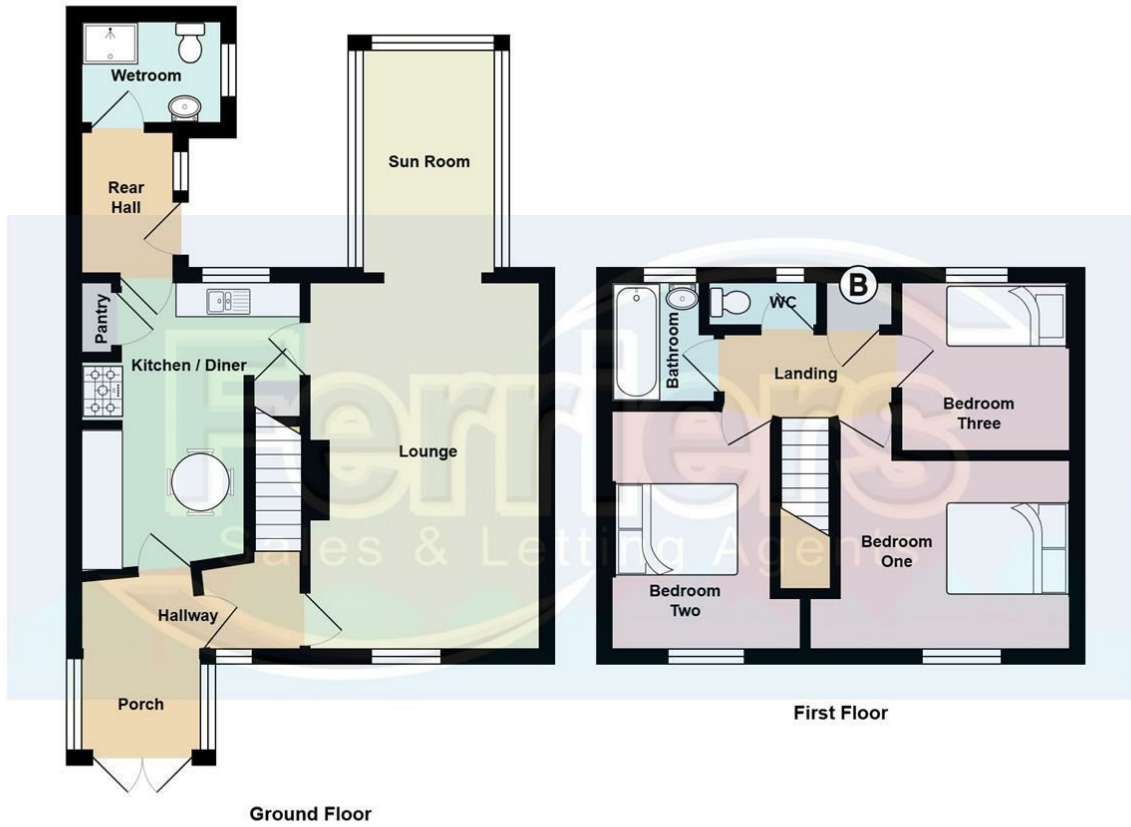
Off road parking for two vehicles, bordered with mature hedges.

Rear Garden

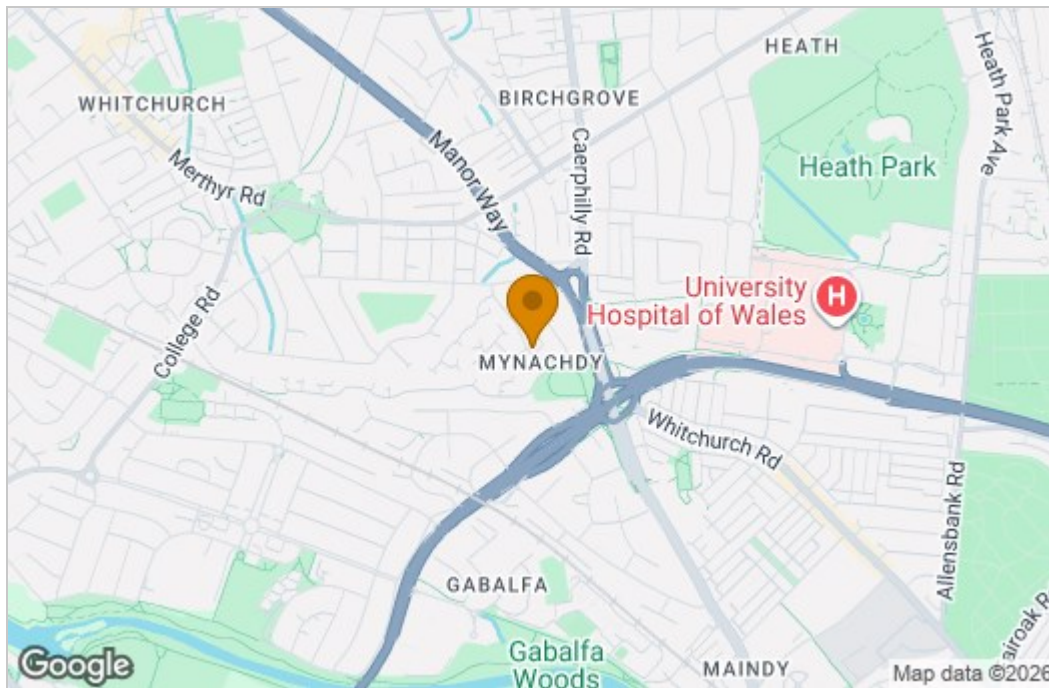


Area laid to patio, two further areas laid to artificial turf, bordered with wood panelled fencing and a wooden gate offering rear lane access.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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