

Falcon Drive, Cardiff, CF10 4RH



Price £220,000 Leasehold

Belvoir is pleased to offer for sale this 2 bedroom apartment in sought after CELESTIA. The apartment has a large BALCONY that runs the full length of the property and has WATER VIEWS. Additionally, the open plan living area has floor to ceiling corner windows allowing natural light to flood the apartment and creates a beautiful setting to relax whilst over looking the water. EN-SUITE to the master bedroom, FITTED KITCHEN, ALLOCATED PARKING SPACE and on-site concierge.

The apartment is only a stones throw from The Millennium Centre, Mermaid Quay and the Red Dragon Centre providing entertainment, cinema, bowling, restaurants, shops and bars very close to hand. The new BBC studios and Cardiff County Hall are also very close.

NO CHAIN





The current owners have commented that "We were drawn to the Celestia development due to the extremely high spec of the finish. We were impressed with the wooden floors, glass door handles and wall to floor tiling in both bathrooms."

"As for the apartment, in particular, we were blown away by the substantial water views - we felt as though we were on stilts overlooking the water - AMAZING!!"

Living area / kitchen 20'7" x 12'5"

Good size living area with wood flooring and electric heating. Ceiling to floor corner windows offering plenty of natural light and water views. Glass door opening to Balcony.

The kitchen has quality fitted wall and base units in high gloss white and walnut with down lighters, integrated oven, hob, fridge, freezer, stainless steel sink with mixer tap and washing machine.



Balcony 3'0" x 31'2"

Balcony running the the full length of the apartment with decked flooring. Water views

Bedroom 1 11'10" x 8'10"

Double bedroom that has been newly carpeted and has electric heater and built in wardrobe. Window with water views. En-suite bathroom.

En-suite 8'4" x 4'11"

En-suite bathroom with full ceramic tiling throughout. Hand wash basin, low level toilet and tiled walk-in shower with glass door and screen.

Bedroom 2 9'10" x 7'11"

Bedroom with electric heater and window overlooking the water. Newly carpeted

Bathroom 8'2" x 4'11"

Fully tiled family bathroom with low level toilet, hand wash basin and bath with over bath shower. Towel radiator.



Hallway

The property is entered to the hallway that has wood flooring and large storage cupboard that houses the water tank and provides a large amount of storage space.

Further Details

This 2 bedroom Celestia apartment is located in the heart of Cardiff Bay with the following close by -

The Red Dragon Centre with its cinema, bowling, restaurants and bars.

Mermaid Quay with plenty of amenities including grocery store, restaurants, bars, pubs and shops

Only a few minutes drive to 2 major supermarkets

Easy access to the Bay Link Road for access to the M4

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be



relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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