

£284,950



Bute Esplanade Cardiff Bay Cardiff CF10 5BD

A traditional mid terraced property located in the heart of Cardiff Bay, offering easy access to Cardiff Bay and Mermaid Quay.

- Energy Rating: E
- Traditional Mid-Terrace
- Three Double Bedrooms
- Traditional Mid Terraced
- Three Storey
- Fitted Kitchen
- Double Glazing
- Gas Central Heating





Entrance

Via wooden front door into:

Porchway

Original tiled flooring. Coved ceiling. Half tiled walls Further half obscure glazed window door into:

Hallway

Coved ceiling. Stairs rising to first floor. Radiator. Understair storage. With doors to:

Through Lounge

24' 2" to window recess x 9' 6" from chimney breast extending to 12' 2" to chimney breast (7.37m to window recess x 2.90m from chimney breast extending to 3.71m to chimney breast)

Coved ceiling. Two ceiling roses. uPVC double glazed window to front. Double glazed sash window to front. Feature fireplace fitted with living flame effect gas fire. Marble hearth. Power points. Two radiators.

Kitchen

12' 5" x 9' 10" (3.78m x 3.00m)

Fitted with a range of wall and base units with contrasting work surfaces over. Stainless steel sink and drainer. 'Range Master' six burner gas cooker and double oven. Extractor hood and light over. Kitchen comprising pull out larder unit and corner carousel cupboards. Concealed lighting. Ceramic tiled splashbacks. Inset feature spotlights to ceiling. Integrated washer dryer and dishwasher. Fridge/freezer to remain.

Landing

Split level. Stairs to top floor. Power point. Wooden doors to:

Bedroom One

16' 11" to chimney breast x 11' 11" (5.16m to chimney breast x 3.63m)

Two double glazed sash windows to rear. Power points. Radiator. Built in storage cupboard to each recess. Telephone point.

Bedroom Two

11' 1" x 10' to chimney breast (3.38m x 3.05m to chimney breast)

Coved ceiling. Double glazed sash window to rear. Power points. Radiator. Original fireplace.

Bathroom

8' 10" to chimney breast x 9' 9" (2.69m to chimney breast x 2.97m)

Fitted four piece suite comprising: panelled bath, pedestal wash hand basin, tiled shower cubicle and low level W.C. Feature fireplace. Fully tiled walls with mosaic inset border. Feature ceramic tiled splashbacks. Obscure double glazed sash windows to front. Inset spotlights to ceiling.

W.C.

Inset spotlight. Obscure glazed window to side. Wall mounted wash hand basin. Low level W.C.

Bedroom Three

16' 11" to chimney breast x 14' 9" (5.16m to chimney breast x 4.50m)

Access via wooden door. Sloping ceiling with restricted head height. Radiator. Power points. Double glazed window to front.

Outside Rear

Lane access. Planted raised flower beds. Tiled patio area.



The circle points to the centre of the postcode, and does not pinpoint the actual address. Please contact the branch for more details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (93-100)			
B (81-92)			
C (69-80)			
D (55-68)			
E (39-54)			
F (23-38)			
G (1-22)			
Not energy efficient - higher running costs			
England & Wales		44	53
EU Directive 2002/91/EC			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (93-100)			
B (81-92)			
C (69-80)			
D (55-68)			
E (39-54)			
F (23-38)			
G (1-22)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		38	45
EU Directive 2002/91/EC			

Viewing by appointment with

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