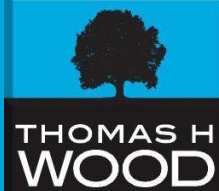




## 1 Barquentine Place

Cardiff Bay, Cardiff, CF10 4NF



Asking Price Of £420,000

4 Bedrooms





A rare opportunity to purchase this beautifully presented four bedroom townhouse situated in one of the most desirable addresses in Cardiff Bay. Located on a quiet, tree lined close and nestled between Cardiff Bay and the City Centre, this larger than average townhouse benefits from a fantastic extension to create an 'L shape' open plan kitchen/diner/family room. Furthermore, the garage has been converted to create a cinema room but would work well as an excellent office. The property briefly comprises of a large entrance hall with excellent storage, integrated garage currently being used as a cinema room, open plan kitchen/diner/family room and a ground floor WC. To the first floor there is a generous lounge, master bedroom with built in wardrobes and ensuite. To the second floor there is three additional bedrooms and a family bathroom. To the front there is a driveway and ample parking. To the rear is an enclosed and sunny garden with mature plants and shrubs. Side gate access to the front. Viewing is highly recommended to appreciate the excellent location and the spacious nature of the property.

#### **ENTRANCE HALLWAY**

11' 9" x 11' 8" (3.59m x 3.57m) Enter via a wooden glazed door, textured ceiling with light fitting, double glazed window to front, built in storage cupboard, wall mounted radiator, power points, stairs leading to first floor, doors to all rooms, tiled floor.

#### **GARAGE/CINEMA ROOM**

9' 1" x 14' 8" (2.79m x 4.48m) Accessed from the hallway. Raised seating area. Wall mounted radiator, power points, fitted carpet.



#### **WC**

8' 2" x 3' 8" (2.50m x 1.12m) Enter via wooden door, spotlights, fully tiled walls, low level WC with vanity hand wash basin, wall mounted towel radiator, tiled floor.

### KITCHEN

10' 7" x 9' 3" (3.23m x 2.84m) A bright and spacious kitchen with a range of fitted wall and base units and contrasting worktops with tile splash back and integrated oven and microwave, induction hob with extractor over, integrated dishwasher, wall mounted radiator, power points, tiled floor, opening leading to...

### DINING ROOM

9' 1" x 12' 4" (2.79m x 3.76m) Open plan and adjacent to the kitchen and the family room. Ample space for a large dining table. Tiled floors.

### FAMILY ROOM

8' 7" x 12' 0" (2.62m x 3.68m) Floor to ceiling double glazed window with access to the rear garden, spotlights, sky light, wall mounted radiator, power points, tiled floor.

### STAIRS TO THE FIRST FLOOR

### LOUNGE

18' 11" x 9' 10" (5.77m x 3m) A spacious lounge with lovely views over the front aspect of the property. With textured ceiling with spot lights, double glazed bay window with doors to Juliette rail, double glazed window to front, wall mounted radiator, wall mounted fireplace with tiled hearth and surround, television points, power points, fitted carpet.

### MASTER BEDROOM

11' 3" x 11' 5" (3.43m x 3.5m) A generous double bedroom with textured ceiling with light fitting, double glazed doors with Juliette rail, built in wardrobe, power points, television points, wall mounted radiator, door to ensuite, fitted carpet.

### STAIRS TO SECOND FLOOR

### BEDROOM TWO

15' 8" x 9' 6" (4.78m x 2.9m) Overlooking the front aspect of the property with textured ceiling with light fitting, double glazed window to front, power points, built in wardrobes, fitted carpet.

### BEDROOM THREE

10' 2" x 9' 6" (3.1m x 2.92m) Overlooking the rear aspect with textured ceiling with light fitting, double glazed window to rear, power points, built in cupboards, wall mounted radiator, fitted carpet.

### BEDROOM FOUR

10' 0" x 9' 1" (3.05m x 2.77m) Would make an ideal bedroom/study and overlooks the front aspect of the property, with textured ceiling with light fitting, double glazed window to front, power points, wall mounted radiator, fitted carpet.

### FAMILY BATHROOM

9' 8" x 8' 7" (2.96m x 2.64m) A generous bathroom, fully tiled walls, panel bath, low level WC with vanity hand wash basin, wet room style shower, wall mounted towel radiator, shaver point to side, tiled floor.

### OUTSIDE

Part laid to lawn and part patio with planters to the side, access to the front of the property via the side gate

### Rear Garden

A sunny south facing enclosed garden with mature shrubs and borders. Access from the family room and side gate to the front.

### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor

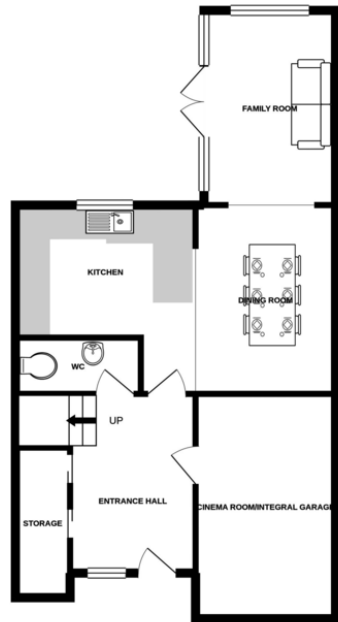
### COUNCIL TAX

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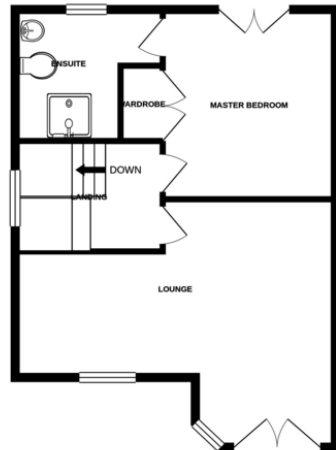




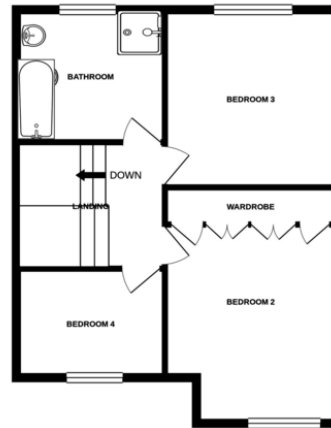
**GROUND FLOOR**  
60.0 sq.m. (646 sq.ft.) approx.



**1ST FLOOR**  
50.5 sq.m. (544 sq.ft.) approx.



**2ND FLOOR**  
49.3 sq.m. (531 sq.ft.) approx.



**TOTAL FLOOR AREA : 159.8 sq.m. (1720 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             | 71   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements