



Claymore Place

| | Windsor Quay | CF11 7JJ

Hern and Crabtree

CLAYMORE PLACE

Guide Price £240,000

A rare opportunity to acquire a superb, light and spacious modern - three bedroom duplex apartment!

This spacious home is situated in the popular development of Windsor Quay and offers easy access to a plethora of amenities in Cardiff Bay including the Red dragon centre, Mermaid Quay & the city centre of Cardiff.

The property is both spacious & versatile and in brief comprises: communal entrance hall, porch area, hall, an open plan lounge/ dining room with Juliette balcony, modern kitchen & upstairs are three good size bedrooms with master having a dressing area and en suite shower room & a family bathroom complete the accommodation.

The property further benefits from allocated parking.



Entrance

The property is entered from the communal hallway into the duplex apartment via a wooden door. There is a useful porch area with double glazed window to the front elevation. Vinyl flooring. Wooden glazed door leading to:

Inner hall

Continuation of wood effect laminate flooring. Electric radiator. Fitted storage cupboard. Staircase rising up to the first floor with newel posts and spindles. Glass panelled door to:

Living/ dining room

19'2" max x 19'2" max

A light and spacious reception room which offers L shaped living space. Double glazed window to the rear elevation. Double glazed French doors to a Juliette balcony to the rear elevation. Continuation of laminate flooring. Two electric radiators. Wooden mantle piece with electric fire. Glass panelled door leads to:

Kitchen

11'4" x 10'4"

A contemporary style kitchen with double glazed window to the front elevation. Fitted with a range of matching wall and base units in white with wood effect worktops over. One and half bowl stainless steel sink

and drainer with mixer tap. Induction electric hob with cooker hood over. Integrated double oven. Plumbing for washing machine. Space for full length dishwasher. Space for fridge freezer. Electric radiator. Tiled flooring.

Landing

Staircase rises up from the hall. Wooden handrail and spindles. Matching bannister. Loft access hatch. Doors to bedrooms and bathroom.

Bedroom One

14'2" x 12'

Double glazed window to the rear elevation. Electric Radiator. Archway leading to the dressing area with double glazed window.

Dressing area

6'10" x 4'2"

A useful dressing area which gives access to the En suite. Double glazed window to the rear elevation.

En Suite

5'5" x 6'10"

A modern three piece suite comprising: W/C, wash hand basin set in vanity unit with storage and corner fitted shower quadrant. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan.

Bedroom Two

12'10" x 7'9"

A second double bedroom with double glazed window to the front elevation. Electric radiator.

Bedroom Three

7'4" x 15'7" max

A good size third double bedroom with double glazed window to the front elevation. Electric heater. Door to built in storage cupboard. Door to fire exit.

Bathroom

7'11" x 6'9"

W/C and wash hand basin. Bath with shower mixer and glass splash back screen. Part tiled walls. Tiled flooring. Mirrored vanity cupboard. Heated towel rail. Shaver point. Extractor fan.

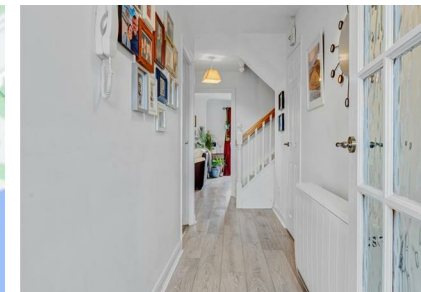
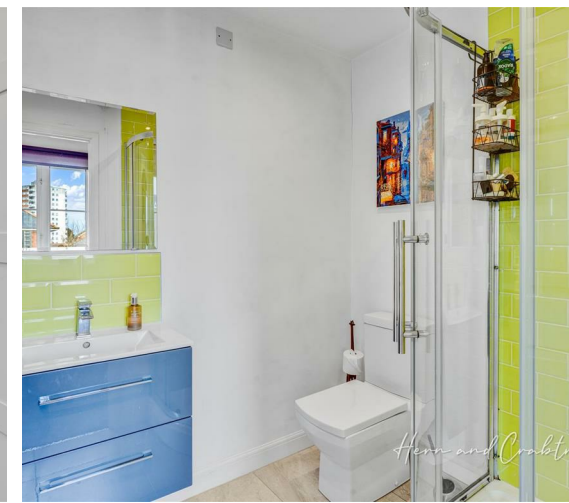
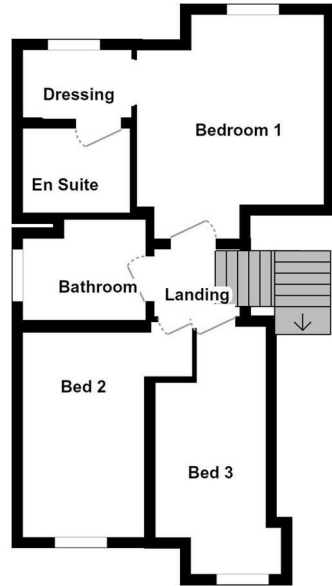
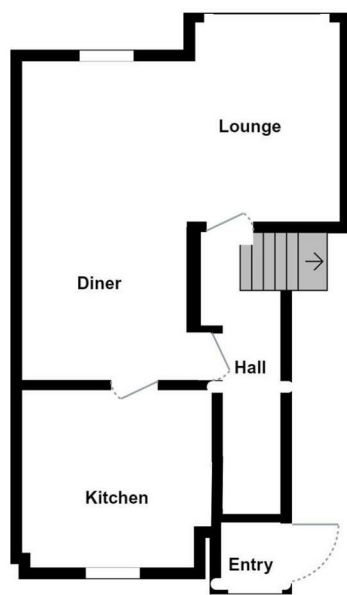
Tenure

The property is leasehold and managed by First Port. The original lease was 999 from 1995 and there are approximately 965 years remaining. Ground rent is £55 per annum. Service charge is £1800 per annum.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



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		
	74	74

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.