

# Barquentine Place

| | Cardiff Bay | CF10 4NF





A rarely available spacious four bedroom, three storey townhouse situated in a lovely setting close to Mermaid Quay and the city centre of Cardiff.

The property is offered for sale with no onward chain and is an excellent opportunity for those looking for a property with easy access to all amenities and transport links with plenty of attractions on the doorstep!

The accommodation is both light and spacious and in brief comprises: reception hall with integral access to the garage, an open plan kitchen/ dining room with doors out to an enclosed garden, a reception room and cloakroom complete the ground floor. Upstairs is the principle reception room with juliette balcony and a generous master bedroom with en suite shower room. On the second floor are three good size bedrooms and a good size family bathroom.

To the front of the property is a driveway and access to the garage and to the rear is a good size, enclosed garden.

Viewings of this lovely property come highly recommended!

**Reception Hall**  
The property is entered through panelled front door to the hall. Radiator. Feature arch. Textured ceiling. Staircase rising to the first floor. Doors give access to the kitchen, dining room, sitting room and ground floor cloakroom. Integral access to the garage.

**Cloakroom**  
4'3" x 3'6"  
A two piece suite comprising: low level WC and wall hung wash hand basin with tiled splash back. Textured ceiling. Radiator.

**Sitting room**  
8'2" x 6'6" max  
Double glazed window to the front elevation. Radiator. Textured ceiling. Power points.

**Kitchen/ Dining Room**  
I shaped 18'9" max x 11'5" max  
An open plan L shaped Kitchen/ Dining room.

**Kitchen area**  
A range of matching wall and base units with cupboards and drawers offering good storage facilities with white doors and light grey complementary

worktops over. Integrated electric oven with four ring gas hob and extractor fan over. One and a half bowl sink drainer unit with mixer tap above. Plumbing for washing machine and space for tumble dryer. Space for fridge freezer. Laminate flooring. Walls are part tiled. Double glazed window to the rear elevation with aspect to the garden. Textured ceiling. Wall mounted gas central heating boiler.

**Dining area**  
Carpeted to the dining area. Double glazed patio doors to the rear elevation giving access to the garden. Radiator. Space for dining table and chairs.

**First Floor Landing**  
Radiator. Textured ceiling. Staircase rising to the second floor. Doors give access to the living room and master bedroom.

**Living Room**  
I shaped 18'10" max x 18'10" max  
A light and spacious L shaped room with bay housing double glazed french doors which open out to the juliette balcony and a double glazed window. There is

a second double glazed window to the front elevation also. Radiator. Textured ceiling. Power points. TV aerial point.

**Bedroom One**  
11'6" x 11'1"  
A light and spacious principle bedroom. Double glazed french doors open out to the juliette balcony. Textured ceiling. Radiator. Built in wardrobes with mirrored doors. Door to:

**En suite**  
8'8" x 7'6"  
A three piece suite comprising: shower cubicle with glass screen and mains pressure shower, close coupled WC and wall hung wash hand basin with mixer taps. Electric shaving point. Walls are part tiled. Tiled flooring. Heated towel radiator. Double glazed obscure window to the side elevation. Extractor.

**Second Floor Landing**  
Textured ceiling. Access to the loft space. Radiator. Doors to bedrooms two, three and four and the family bathroom.

**Bedroom Two**  
15'4" x 9'4"  
Double glazed window to the

# BARQUENTINE PLACE

Guide Price £420,000



front elevation. Radiator. Textured ceiling. Built in double wardrobes providing good storage.

**Bedroom Three**  
10'10" x 9'3"  
A good size third double bedroom. Textured ceiling. Radiator. Built in double wardrobe. Double glazed window to the front elevation.

**Bedroom Four**  
10'6" x 9'5"  
Double glazed window to the rear elevation. Radiator. Textured ceiling. Power points.

**Family Bathroom**  
9'3" x 8'4"  
A three piece suite comprising: p shaped bath with shower over and screen, wash hand basin and WC. Tiled flooring. Walls are part tiled. Electric shaving point. Radiator. Extractor. Double glazed obscure window. Door to airing cupboard.

**Outside Front**  
To the front of the property is a driveway offering parking space with drop kerb facilitating access to the second parking space, beside the driveway and access to the garage.

**Outside Rear**  
An enclosed rear garden with timber fencing and rear pedestrian access. Low maintenance garden with pebbles and paved terrace ideal for outside table and chairs.

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Call Hern & Crabtree to arrange a viewing on 02920 228135





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	86
EU Directive 2002/91/EC		



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**Hern & Crabtree**

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