



# Roxby Court, Craiglee Drive

| | Cardiff | CF10 4AG





# ROXBY COURT, CRAIGLEE DRIVE

Guide Price £350,000

A superb three-storey townhouse that fronts onto the canal towards the top of Atlantic Wharf, perfectly situated between Cardiff Bay and Cardiff City Centre. This chain-free house comprises accommodation that extends over the communal areas to two of its floors, making this larger than many townhouses in the area. The house has a low maintenance rear garden that is perfectly placed to the afternoon and evening sun, parking, and an outlook onto the aforementioned water-way which is home to an array of wildlife, including ducks, swans and even heron.

Atlantic Wharf is set to undergo a revamp (see [www.atlanticwharfcadiff.co.uk](http://www.atlanticwharfcadiff.co.uk)), so this represents a terrific opportunity to live in a vibrant location with an enviable array of world-class amenities on its doorstep.



## Front

Storm porch.

## Entrance

Enter via a composite door to the front elevation with window to the side. Tiled flooring.

## Dining Room

14'7" max x 9'1" max

Double glazed window to the front elevation. Radiator. Fitted gas fire. Continuation of tiled flooring.

## Hall

Continuation of tiled flooring. Stairs rising up to the first floor. Understairs storage alcove.

## Cloakroom

3'2" max x 5'8" max

W/C and wash hand basin. Continuation of tiled flooring. Radiator. Extractor fan.

## Kitchen/Dining Room

20'6" max x 10'11" max

Double glazed French doors leading to the garden with windows either side. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated five ring gas hob with cooker hood over. Integrated oven. Space for fridge freezer. Continuation of tiled flooring. Radiator.

## Utility Room

6'9" max x 5'2" max

Plumbing for washing machine. Space for full length dishwasher. Worcester condensing boiler. Extractor fan.

## Landing

Stairs rising up from the hall. Wooden handrail and spindles. Stairs rising up to the second floor.

## Living Room

20'2" max x 27'5" max

Double glazed window to the front elevation. Double glazed window to the rear elevation. Double glazed French doors leading to the balcony. Two radiators. Stripped wooden flooring.

## Balcony

5'1" max x 3'3" max

Wrought iron railings. Tiled flooring.

## Bedroom One

12'5" max x 10'5" max

Double glazed window to the front elevation. Radiator.

## En Suite

5'4" max x 6'9" max

W/C and wash hand basin. Walk-in shower. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

## Second Floor Landing

Stairs rising up from the first floor landing. Wooden handrail and spindles. Bannister. Loft access hatch. Fitted storage cupboard with concealed hot water tank.

## Bedroom Two

10'5" max x 12'0" max

Two double glazed windows to the rear elevation. Two radiators. Fitted mirrored wardrobes.

## Bedroom Three

13'8" max x 10'2" max

Two double glazed windows to the rear elevation. Two radiators.

## Bathroom

7'8" max x 4'9" max

W/C and wash hand basin. Bath with mixer tap. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Garden

Enclosed rear garden. Pedestrian gate leading to rear access. Paved patio. Stone chippings. Timber frame storage shed. Mature shrubs and trees. Outside light. Cold water tap.

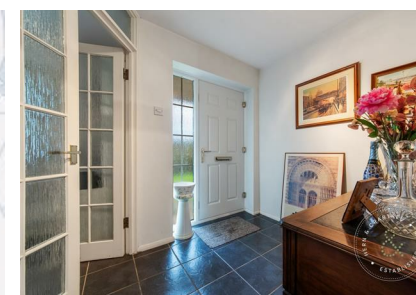
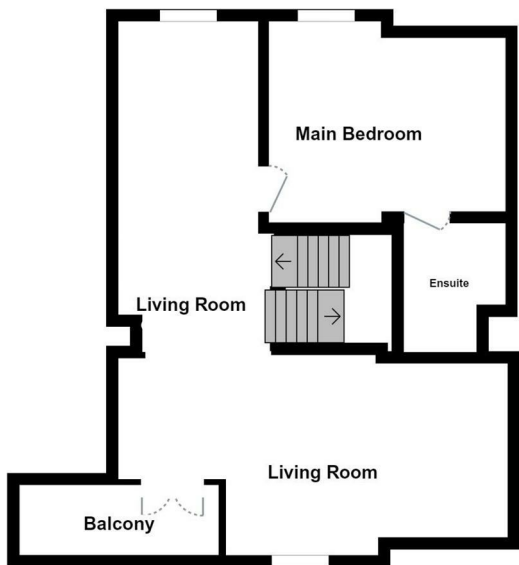
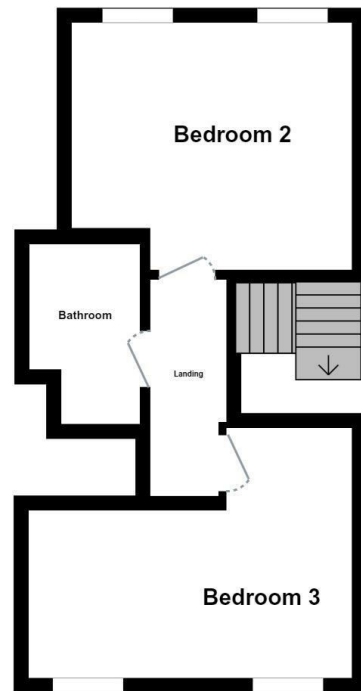
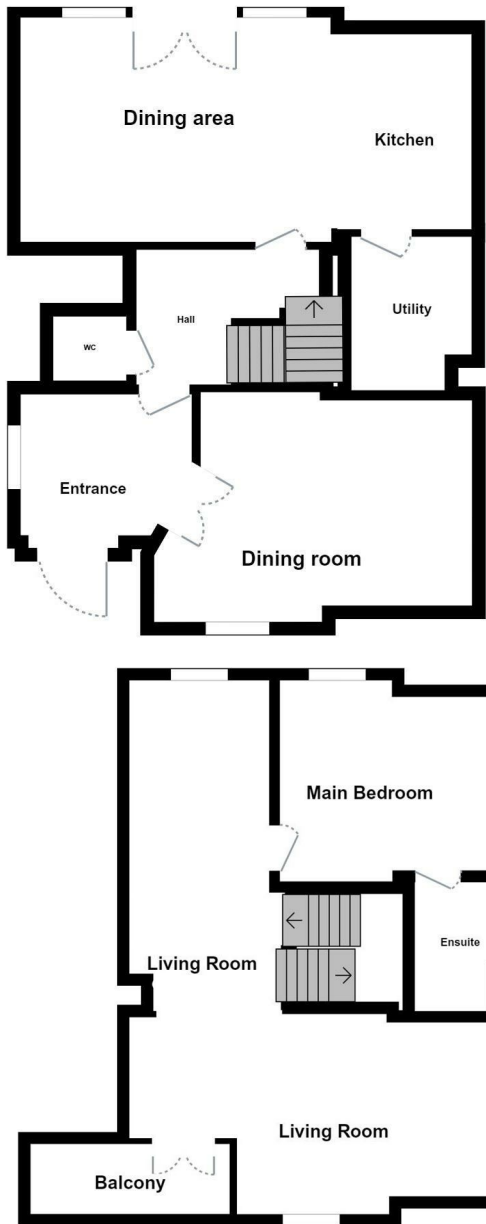




Call Hern & Crabtree to arrange a viewing on **02920 228135**

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





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>	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.