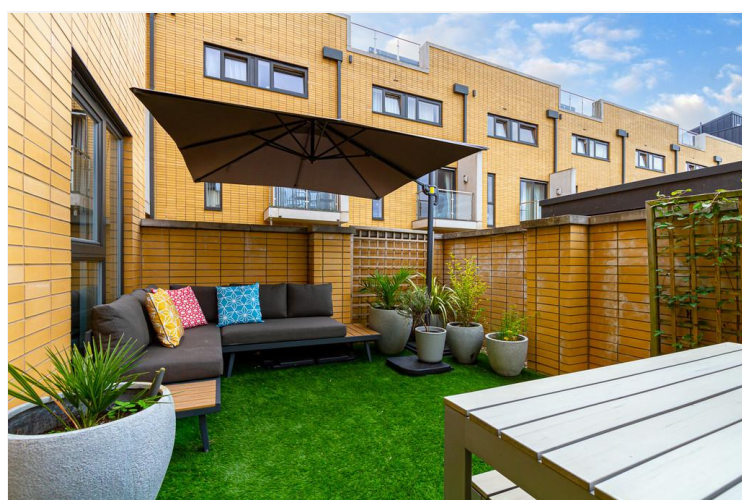


Empire Way  
Cardiff | CF11 0JW



**Five Bedroom Town House | Asking Price Of £565,000**



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# PROPERTY DESCRIPTION

**\*\*RARELY AVAILABLE TOWNHOUSE FAULTLESSLY FINISHED THROUGHOUT\*\*** MGY are pleased to present for sale an immaculate five bedroom, Brigantine style town house, with outstanding views of Cardiff Bay and Penarth Marina. The property is located in the prestigious location of Cardiff Pointe, local amenities within walking distance as well as being very close to the Sports Village. The spacious accommodation comprises of entrance hall, utility room, toilet, bedroom/study and enclosed garden to the ground floor. To the first floor there is a spacious open plan living room, dining room, modern kitchen and balcony. To the second floor there are two double bedrooms, one with en-suite and bathroom. To the third floor is a double bedroom, hallway with access to an exceptionally large south facing decked terrace, with direct water views and ample sun and to the front a further double bedroom with en-suite.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** 1,981 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered through multi-lock highly secure door through to internal porch with glass surround. Light and spacious entrance hall.

Porcelain tiled flooring. Doors to storage cupboard, with automatic light. Spotlights. Doors to bedroom five/study, toilet, utility room and garage. Door from utility room leading onto enclosed garden to the rear with ample sunlight and privacy. Wooden staircase, leading to first floor.

## BEDROOM FIVE/STUDY

9' 11" x 7' 4" (3.04m x 2.26m)  
Double glazed floor to ceiling window, to rear aspect. Wall mounted radiator. Carpeted flooring. TV aerial point. Telephone point. Spotlights.

## UTILITY ROOM

7' 2" x 8' 11" (2.20m x 2.74m)  
Double glazed window and door, to rear aspect. Wall mounted radiator. Modern wall and below counter units with work surfaces

incorporating stainless steel sink with mixer tap. Boiler. Space for washing machine and tumble dryer. Spotlights. Secure door to rear garden.

## REAR GARDEN

South facing enclosed garden with sufficient privacy. Accessed via utility room. Walled with rear gate access. Outside tap.

## WC

Tiled flooring and walls. Wall mounted wash hand basin, with large mirror over. W.C. Extractor fan. Spotlights.

## FIRST FLOOR LANDING

Carpeted flooring. Radiator. Spotlights. Wall mounted intercom system. Access to the living room, dining room and kitchen. Wooden staircase, to second floor.

## LIVING ROOM

17' 6" x 12' 9" (5.34m x 3.91m)  
Light and airy. Carpeted flooring. Two radiators.

Double glazed sliding patio doors and windows, to decked balcony. Stunning water views to rear and ample natural daylight. Telephone point. Media Points. Spotlights.

## BALCONY

Decked balcony, with glass surround. Water views to rear aspect. Outside light. Accessed from living area.

## KITCHEN

9' 6" x 11' 9" (2.92m x 3.60m) Tiled flooring. Modern fitted kitchen units with silestone worktops incorporating inset stainless steel sink, with brushed chrome mixer tap. Ample storage. Integrated Fridge freezer, dishwasher, built in oven and microwave four ring induction hob and stainless steel extractor hood over. All Siemens appliances. Coloured glass splash back. Under strip lights. Spotlights.

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### DINING ROOM

17' 7" x 6' 5" (5.36m x 1.97m) Two sets of double glazed floor to ceiling windows with shutters, including bay window. Tiled flooring. Stunning views toward Cardiff Bay. Telephone point. TV aerial point. Spotlights and two light fittings.

### MASTER BEDROOM

15' 4" x 8' 1" (4.68m x 2.47m) Double glazed horizontal uPVC windows. Water views and ample natural daylight. Spacious double bedroom, with sliding doors to large fitted wardrobe. Carpeted flooring. Radiator. TV aerial point. Telephone point. Spotlights. Door to:-

### ENSUITE

5' 0" x 7' 8" (1.54m x 2.36m) Tiled flooring. Part tiled walls. Shower cubicle with main shower over. Wall mounted wash hand basin, with full wall mirror and spotlights. W.C. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling.

### BEDROOM THREE

9' 1" x 13' 7" (2.77m x 4.16m) Floor to ceiling double glazed uPVC windows. Water views, to front aspect. Spacious double bedroom, with door to large walk in wardrobe. Carpeted flooring. Radiator. TV aerial point. Telephone point. Spotlights. Adjacent to:-

### BATHROOM

8' 1" x 5' 11" (2.47m x 1.82m) Double glazed window. Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin, with large mirror over and spotlights. W.C. Heated towel rail. Shaver point. Extractor fan.

### BEDROOM TWO

8' 5" x 11' 8" (2.59m x 3.57m) Double glazed uPVC windows. Water views, to front aspect. Spacious double bedroom with door to fitted wardrobe. Carpeted flooring. Radiator. TV aerial point. Telephone point. Spotlights. Door to:-

### ENSUITE

8' 5" x 6' 5" (2.58m x 1.97m) Accessed from landing, also. Tiled flooring. Part tiled walls. Double size walk in shower. Wall mounted wash hand basin, with large mirror over and spotlights. W.C. Heated towel rail. Shaver point. Extractor fan.

### BEDROOM FOUR

8' 7" x 11' 4" (2.63m x 3.47m) Spacious double bedroom. Double glazed floor to ceiling window, to rear aspect. Water views. Carpeted flooring. Radiator. Fitted wardrobe. Ceiling vent diffuser. TV aerial point. Telephone point. Spotlights.

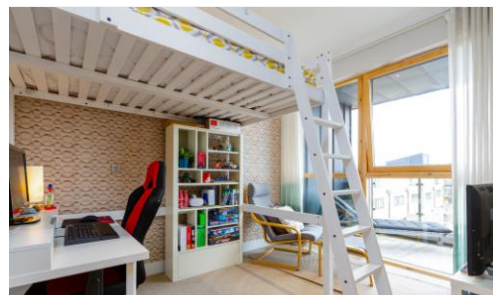
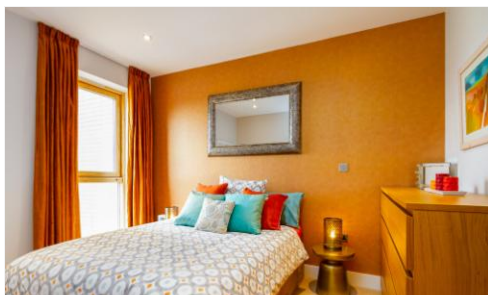
### TOP FLOOR TERRACE

Large decked terrace, with partial glass surround. Superb water views of Penarth. Ample sun. Outside light. Accessed from the landing.

### GARAGE AND PARKING

Electric up and over door. Internal access to hall. Multiple power sockets. Tap. Up to two additional cars. Smart meter.

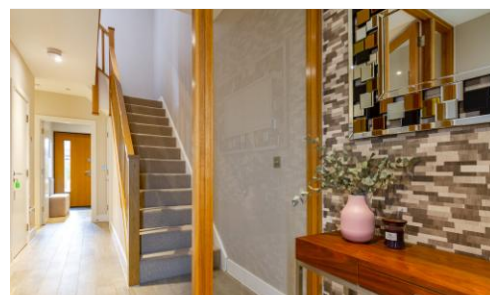
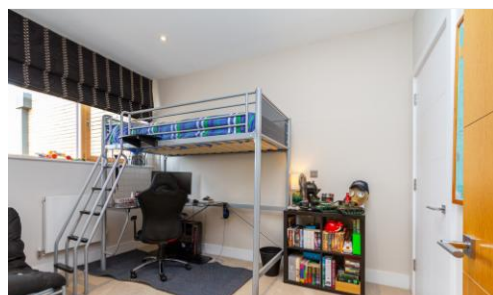


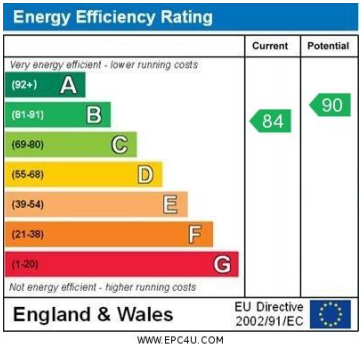


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