

# Schooner Wharf,

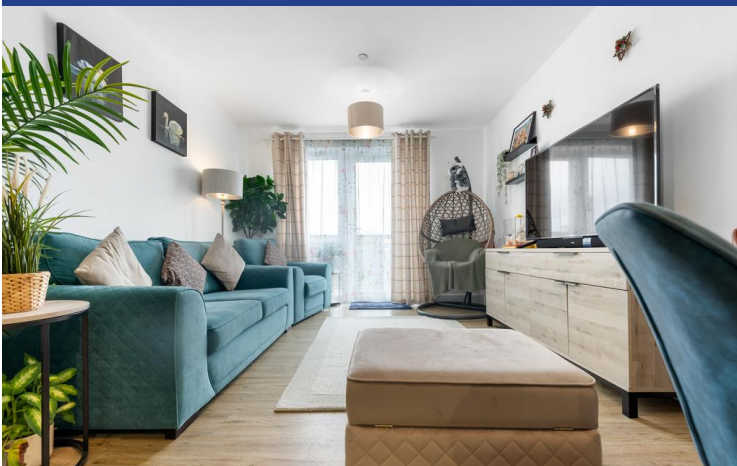
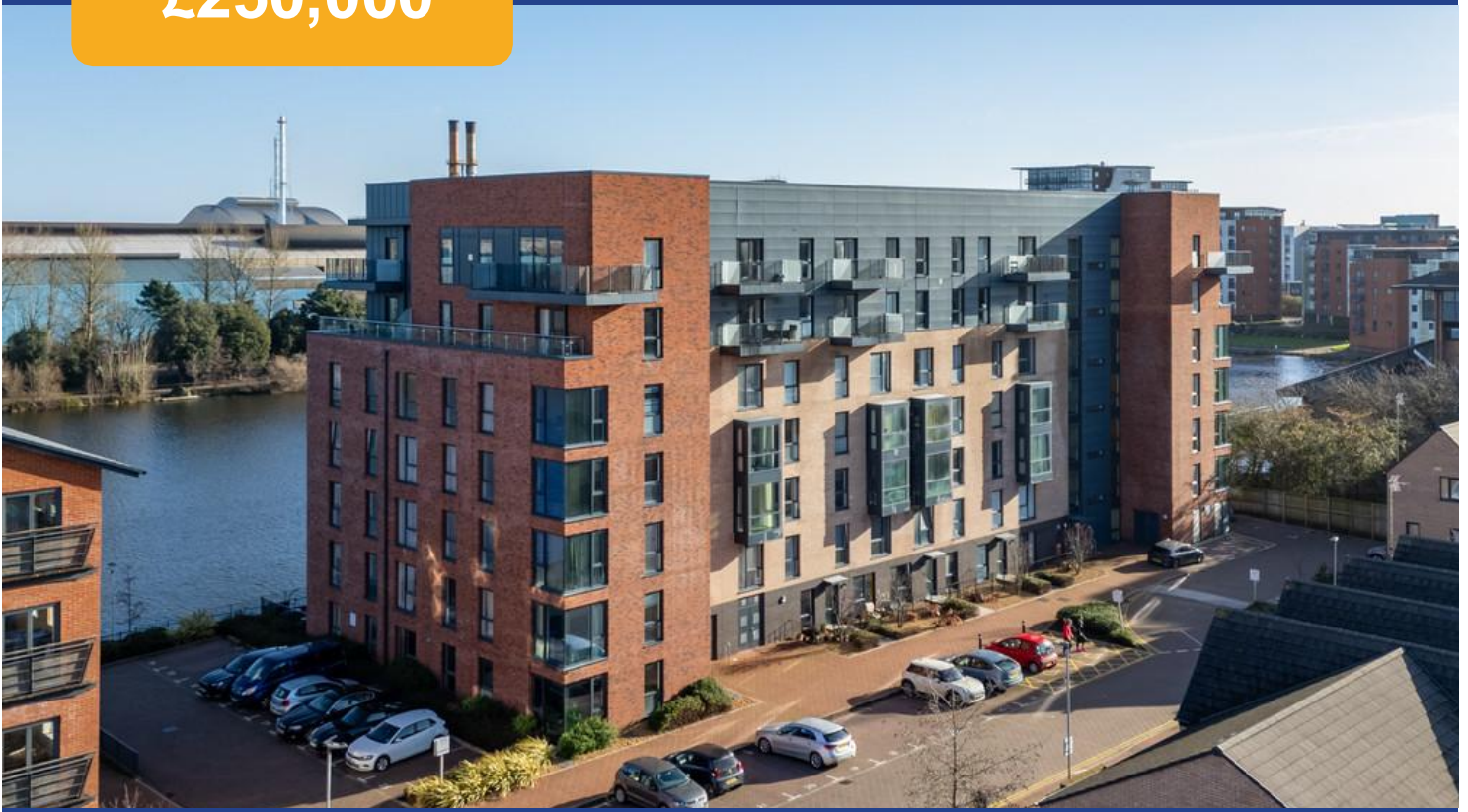
Schooner Drive, Cardiff, CF10 4ET



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£250,000**



Fourth Floor Apartment



# Property Description

**\*\*SUPERB WATERFRONT APARTMENT\*  
IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale an impressive two bedroom, fourth floor apartment, in the popular Schooner Wharf development. Walking distance to Cardiff Bay and the City Centre. The modern accommodation comprises of large entrance hall, spacious open plan lounge/kitchen/diner, two double bedrooms, one with en-suite and main bathroom. The contemporary property further benefits from an exceptional decked balcony, with fantastic water views and a sprinkler system. An allocated parking space and bike storage. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 704 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted video entry intercom system. Camaro flooring. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater.

## LOUNGE/KITCHEN/DINER

23' 8" x 10' 11" (7.22m x 3.35m)  
Double glazed floor to ceiling aluminium windows to front. Balcony door, leading to large decked balcony. Camaro flooring. Halvanto Kitchen. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Work surfaces incorporating stainless steel sink. Integrated Zanussi oven, four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Integrated fridge freezer, dishwasher and plumbing for washer dryer. Spotlights. Wall mounted electric panel heater. Extractor fan. TV Aerial point. Telephone point. Open plan living.

## MASTER BEDROOM

16' 1" x 9' 7" (4.92m x 2.93m)  
Large double glazed aluminium windows to front, with direct water views. Spacious double bedroom. Camaro flooring. TV Aerial point. Wall mounted electric panel heater. Door to;

## EN-SUITE

Camaro flooring. Part tiled walls. Glass surround shower cubicle, with shower over. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Chrome fittings. Heated towel rail.

## BEDROOM TWO

12' 2" x 8' 5" (3.72m x 2.59m)  
Large double glazed aluminium windows to front, with direct water views. Double bedroom. Camaro flooring. TV Aerial point. Wall mounted electric panel heater.

## BATHROOM

Camaro flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin, with wall mounted mirror over. W.C. Chrome fittings. Shaver point. Heated towel rail.

## BALCONY

Large decked balcony with stunning water views and glass surround. Ample sun. Accessed from the living room.

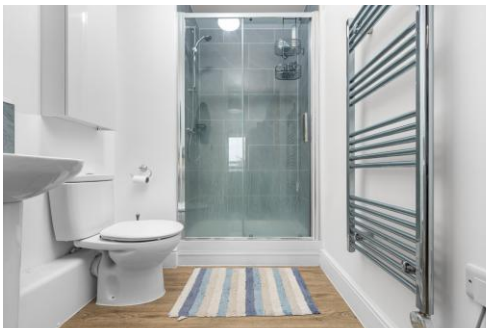
## PARKING

Allocated parking space.

## TENURE

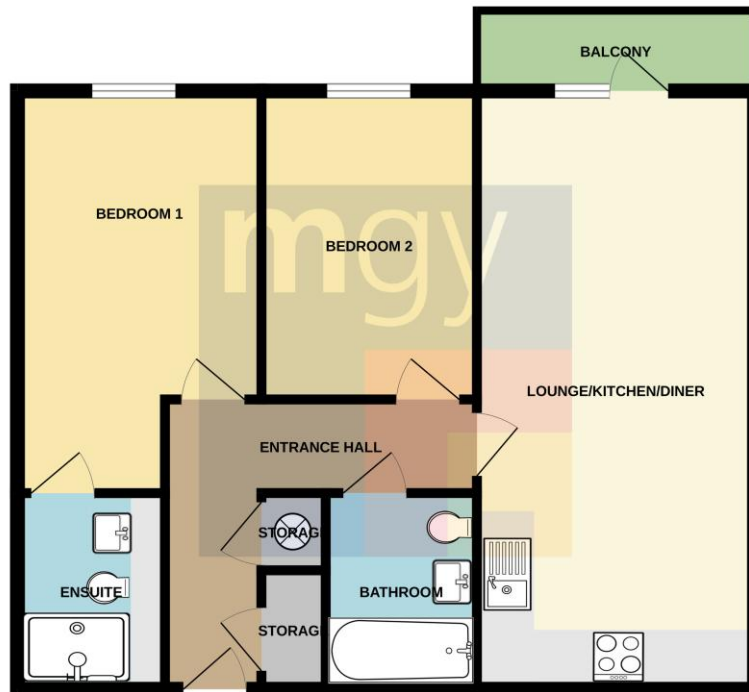
MGY are advised that the property is leasehold, with a lease of 250 years from 2017. Low service charges of £1,200 per annum, which includes lift maintenance, video entry intercom system, secure fob access, maintenance of internal and external communal areas, regular cleaning, refuse disposal, allocated parking space and bike storage. Ground rent £220 per annum. Building insurance approx. £200 per annum. NHBC Warranty cover in place.

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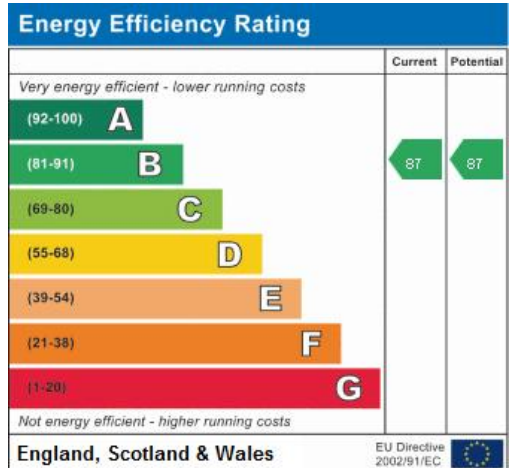


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FOURTH FLOOR



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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