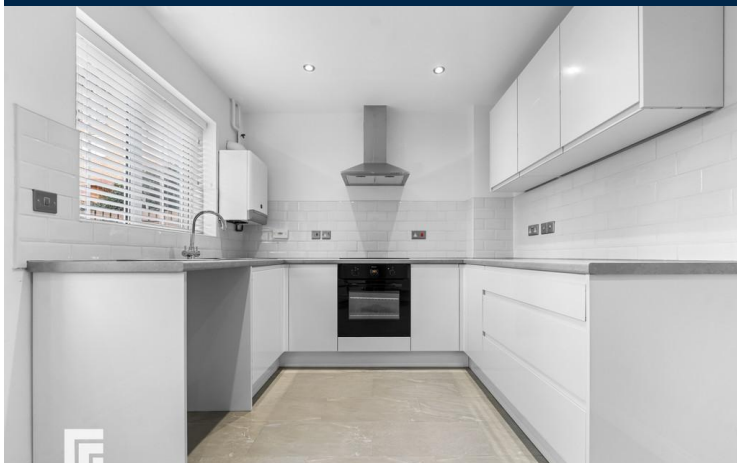




CAMPBELL DRIVE
WINDSOR QUAY
CARDIFF CF11 7QE

ASKING PRICE OF
£287,500



TWO BEDROOM END TERRACED
HOUSE



2



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****RARELY AVAILABLE END TERRACED HOUSE***
FULLY REFURBISHED THROUGHOUT* NO CHAIN**
 MGY are pleased to present for sale a superb two bedroom end terraced house, located in the popular Windsor Quay development, Campbell Drive. High specification throughout. The modernised property is situated within walking distance to Cardiff Bay Retail Park and has excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport, easily accessible and linking to Cardiff City Centre and surrounding areas. The immaculately presented accommodation comprises entrance porch, living room, separate brand new Howdens kitchen, two double bedrooms and brand new bespoke bathroom. The property further benefits from a front and rear garden, double glazing with brand new fitted blinds, new flooring and decoration throughout, gas central heating and driveway with space for one car. No chain. Viewing highly recommended.

FRONT

Front garden laid to lawn. Driveway with space for one car. Paved pathway leading to front door. External lighting.

ENTRANCE PORCH

4' 11" x 4' 2" (1.50m x 1.28m)

Entered via wooden door with security spy hole. Separate porch area with laminate wood effect flooring. Space for hanging and shelving. Brand new fuse box. Additional door leading to living room.

LIVING ROOM

14' 2" x 12' 7" (4.34m x 3.84m)

Spacious living room. Double glazed uPVC windows with fitted blinds, to front and side aspect. Ample natural daylight. Laminate wood effect flooring. TV Aerial point. Telephone point. Fibre installation. Two wall mounted radiators. Thermostat control. Door leading to kitchen. Carpeted stairway leading to first floor.

KITCHEN/DINER

12' 7" x 12' 0" (3.86m x 3.67m)

Brand new 'Howdens' kitchen. Double glazed uPVC windows with fitted blinds, to rear aspect. Ample natural daylight. Ceramic tiled flooring. Part tiled walls. Modern fitted wall and base units with round edged work surfaces incorporating stainless steel sink. Ample storage. Built in Hotpoint oven. Four ring electric ceramic hob with stainless steel extractor hood over. Space for fridge freezer and washing machine or dishwasher. Wall mounted boiler. Brand new wall mounted radiator. Smoke alarm and carbon monoxide alarm. Large under stair storage cupboard with continuation of ceramic tiled flooring and lighting. Spotlights. Space for dining table and chairs. Double glazed uPVC door with glass panels, leading to rear garden.

FIRST FLOOR

New carpeted flooring. Wooden stair handrails. Smoke alarm. Access to part boarded and insulated loft space. Fitted ladder and lighting in loft area.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 681 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

12' 8" x 8' 3" (3.87m x 2.53m)

Double glazed uPVC bay windows with fitted blinds, to front aspect. Double bedroom. Carpeted flooring. Brand new wall mounted radiator.

BEDROOM TWO

12' 10" x 8' 9" (3.92m x 2.68m)

Double glazed uPVC windows with fitted blinds, to rear aspect. Double bedroom. Carpeted flooring. Wall mounted radiator.

BATHROOM

9' 3" x 5' 6" (2.82m x 1.68m)

Bespoke bathroom with luxury ceramic floor and wall tiles. Double glazed uPVC windows with fitted blinds, to side aspect. Novum Camber vanity enclosed wash hand basin with dual tap. Middleton rimless W.C with soft close lid. Nabis Jones panelled Bath with Mira Sprint electric 9.5Kw Shower over. Glass shower screen. Storage cupboard housing hotwater tank. Brand new wall mounted radiator. Spotlights.

GARDEN

A generous size, south facing rear garden. Paved seating area with brick and fence surround. Lockable shed. Outside tap. Fixed rear gate with no rear access. Gas and electric meters housed in rear garden.

DRIVEWAY

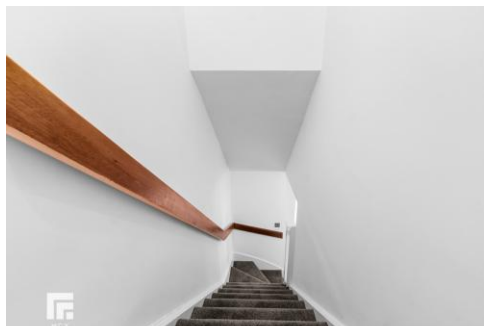
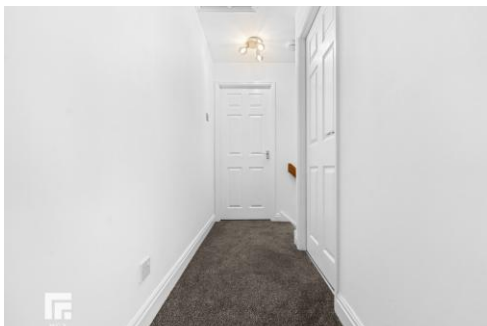
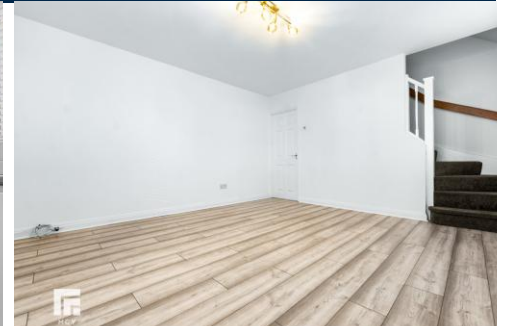
Driveway to front with space for one car. Visitor parking within Windsor Quay.

TENURE

MGY are advised that the property is freehold. Service charges of £426.18 per annum, which includes maintenance of the communal grounds and gardens. This property is on a water meter.



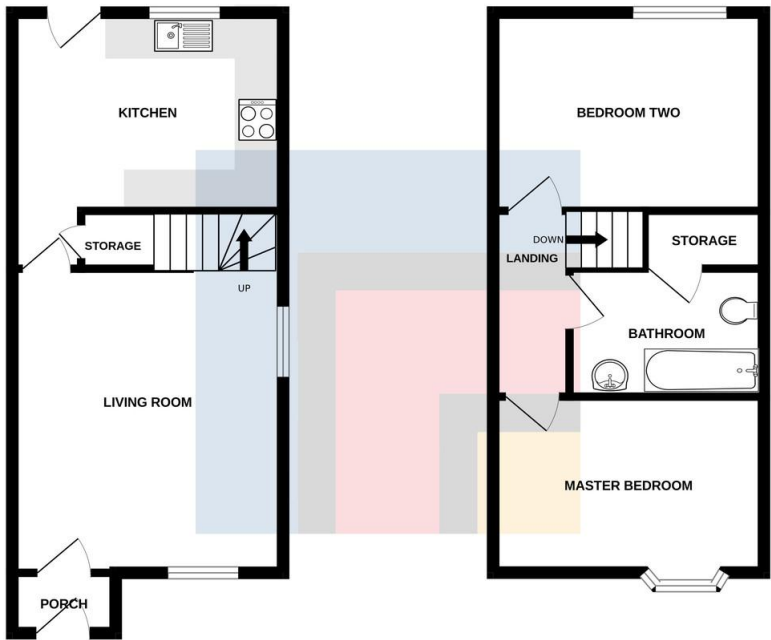
CAMPBELL DRIVE, WINDSOR QUAY, CARDIFF, CF11 7QE



CAMPBELL DRIVE, WINDSOR QUAY, CARDIFF, CF11 7QE

GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.
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 operation or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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