



## ADVENTURERS QUAY

CARDIFF  
CF10 4NS

ASKING PRICE OF

**£204,000**



### THIRD FLOOR APARTMENT



**2**



**2**



**2**



**1**

**\*\*TWO BEDROOMS WITH LARGE BALCONY\*\*** MGY are pleased to present for sale a spacious two bedroom, third floor apartment, in the much sought after gated development, Adventurers Quay. The accommodation comprises of entrance hall, lounge, fitted kitchen, master bedroom with en-suite, second double bedroom, bathroom and large balcony. The property further benefits from double glazing throughout, bike storage, an allocated parking space and visitor parking. EWS1 form. Viewing highly recommended.

#### HALLWAY

Entered via wooden door, with security spy hole. Spacious hallway, with video entry intercom system. Laminate wood effect flooring. Smoke alarm. Wall mounted electric panel heater. Two storage cupboards, one housing hot water tank.

#### LOUNGE

17' 5" x 13' 11" (5.31m x 4.25m)

Entered via wooden double doors. Double glazed uPVC window to front and French doors leading to large decked balcony. Ample natural daylight. Laminate wood effect flooring. Electric fireplace with mantle surround. Wall mounted electric storage heater. TV Aerial point. Telephone point.

#### KITCHEN

12' 4" x 8' 0" (3.77m x 2.46m)

Tiled flooring. Part tiled walls. Fitted wall and base units, with rounded edge work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Integrated oven and four ring electric hob with Neff stainless steel extractor hood over. Space for fridge freezer, washing machine and dishwasher. Extractor fan. Spotlights.

#### BEDROOM ONE

13' 11" x 11' 9" (4.25m x 3.59m)

Large double glazed uPVC windows to front and side aspects. Double bedroom. Carpeted flooring. Built in double door wardrobe. TV Aerial point. Telephone point. Wall mounted electric storage heater. Door leading to:-

#### ENSUITE

7' 2" x 7' 2" (2.20m x 2.20m)

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 776 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

Double shower cubicle with tiled splashbacks and mains shower over. Pedestal wash hand basin with hot and cold taps. W.C. Wall mounted mirror with lighting over. Obscure double glazed window to side. Part tiled walls. Vinyl flooring. Electric heater. Wall mounted towel rail. Shaver point. Extractor fan.

#### BEDROOM TWO

13' 11" x 9' 1" (4.25m x 2.77m)

Double glazed uPVC windows to front. A second double bedroom. Carpeted flooring. Telephone point. Wall mounted electric storage heater.

#### BATHROOM

7' 1" x 6' 0" (2.16m x 1.84m)

Panelled bath with hot and cold taps. W.C. Pedestal wash hand basin with hot and cold taps and wall mounted mirror above. Part tiled walls. Vinyl flooring. Electric heater. Wall mounted towel rail. Shaver point. Extractor fan.

#### BALCONY

Large paved and part decked balcony accessed from the living room.

#### PARKING

One allocated parking space. Visitor parking.

#### TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1997. Service charges of £3,110.28 per annum, which includes water rates, building insurance, lift maintenance, secure gated fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.



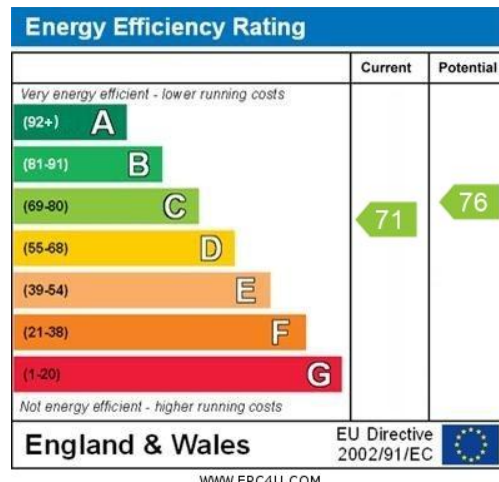
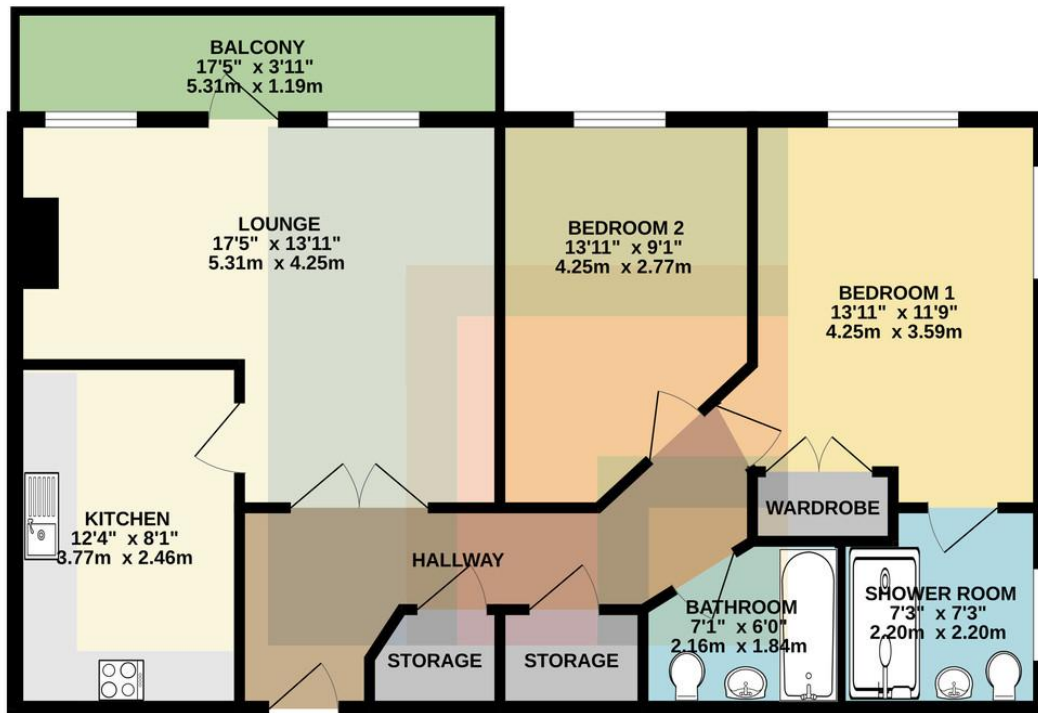


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THIRD FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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