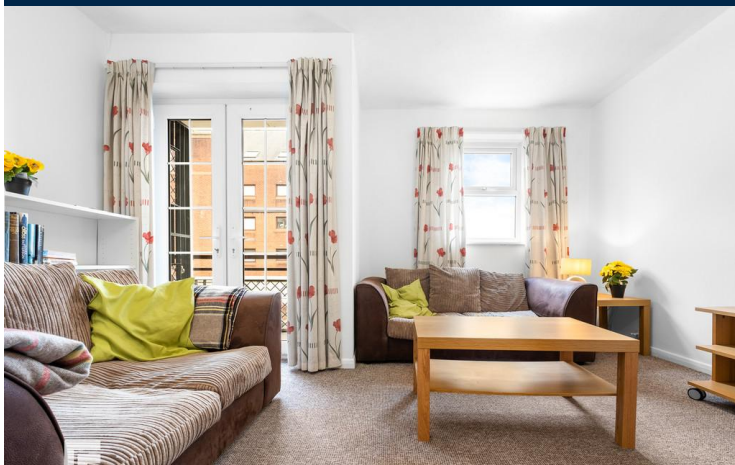




SCHOONER WAY
ATLANTIC WHARF
CARDIFF CF10 4EQ

ASKING PRICE OF
£305,000



THREE BEDROOM TOWNHOUSE



3



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MODERNISED & REDECORATED, THREE BEDROOM, THREE STOREY TOWN HOUSE WITH WATER VIEWS - NO CHAIN MGY are delighted to bring to market this very well presented townhouse located within close proximity to the City Centre and Cardiff Bay. The accommodation briefly comprises entrance hallway, sitting room, kitchen/diner and WC to the ground floor, living room bathroom and one double bedroom to the first floor, and two additional double bedrooms - with master ensuite shower room to the second floor. The property further benefits from having a low maintenance garden, off road/gated parking to the rear and gas central heating and double glazing throughout.

Viewing highly recommended

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,004 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALLWAY

Entered via uPVC door with obscure double glazed panel to side. Pendant light fitting. Carpet to floor. Opening to :-

SITTING ROOM

8' 3" x 10' 3" (2.54m x 3.13m)

Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator.

*Note- This room could easily be made into a 4th bedroom if a partition wall was put in to separate it from the porch.

HALLWAY

Stairs to first floor. Under-stairs recess/storage area. Door to WC, kitchen/diner and storage cupboard.

KITCHEN/ DINER

13' 6" x 10' 3" (4.12m x 3.13m)

Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with round edged worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and electric hob with extractor above and oven beneath. Tiled splashback. Newly fitted free standing washing machine and fridge/freezer. Strip LED light. Wall mounted 'BAXI' boiler. Double glazed uPVC window to rear aspect. Obscure glazed door leading to rear garden. Space for dining table and chairs. Power points.

W.C

Wood effect vinyl flooring. W.C. Wall mounted wash hand basin with mixer tap over. Tiled splashback. Extractor fan. Radiator. Pendant light fitting.

FIRST FLOOR

Carpet to floor. Doors to one bedroom, living room, and bathroom. Stairs rising to second floor. Pendant light fitting.

LOUNGE

13' 7" x 10' 4" (max) (4.15m x 3.15m)

Carpet to floor. Double glazed uPVC window to front and double glazed uPVC door leading onto balcony - both enjoying water views. Radiator. Power points. TV and telephone point. Pendant light fitting.

BEDROOM 3

13' 6" x 10' 3" (4.14m x 3.14m)

Carpet to floor. Double glazed uPVC windows to rear aspect. Two radiators. Power points. Pendant light fitting.

BATHROOM

4' 11" x 7' 6" (1.50m x 2.29m)

Tiled walls and flooring. White three-piece-suite comprising vanity wash hand basin with mixer tap over and storage beneath, WC, and panelled bath with hot and cold tap over and mains powered shower above. Extractor fan. Shaver point. Chrome heated towel rail.

SECOND FLOOR

Continuation of carpet. Doors to two bedrooms, and storage cupboard. Pendant light fitting. Access to insulated loft space.

BEDROOM 1

13' 7" x 10' 5" (4.16m x 3.20m)

Carpet to floor. Two double glazed uPVC windows to rear aspect. Two radiators. Pendant light fitting. Power points. Door to :-

ENSUITE

4' 8" x 4' 9" (1.43m x 1.45m)

Tiled walls and flooring. Walk in shower cubicle with electric shower. WC. Wall mounted wash hand basin with mixer tap over. Chrome heated towel rail. Pendant light fitting. Extractor fan.



SCHOONER WAY, ATLANTIC WHARF, CARDIFF CF10 4EQ

BEDROOM 2

13' 8" x 10' 2" (4.17m x 3.12m)

Carpet to floor. Two uPVC windows to front aspect with water views. Two radiators. Power points. Pendant light fitting.

OUTSIDE

Low maintenance garden to rear with gated access to rear parking area.

PARKING

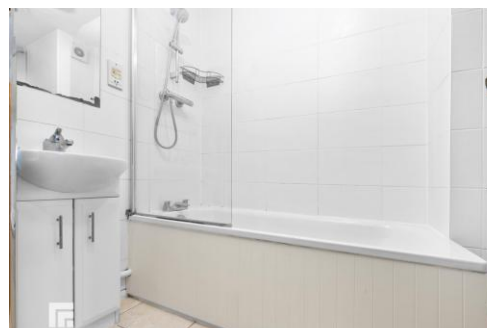
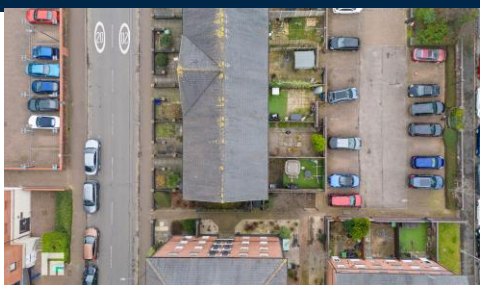
Allocated parking space. Visitor parking.

TENURE

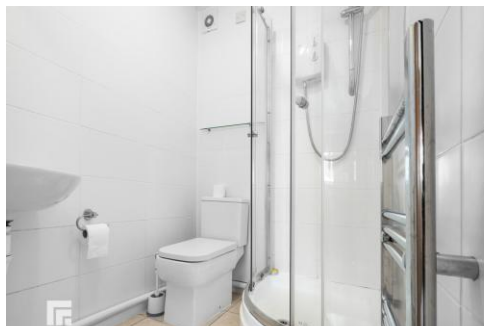
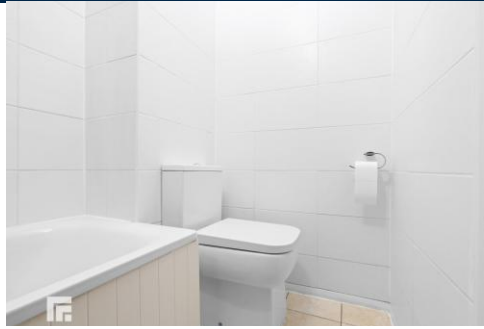
MGY have been advised that the property is LEASEHOLD with a term of 999 years from 2004. Service charges of £747.36 per annum, which includes building insurance, maintenance of communal grounds, landscaping, allocated parking space and visitor parking.



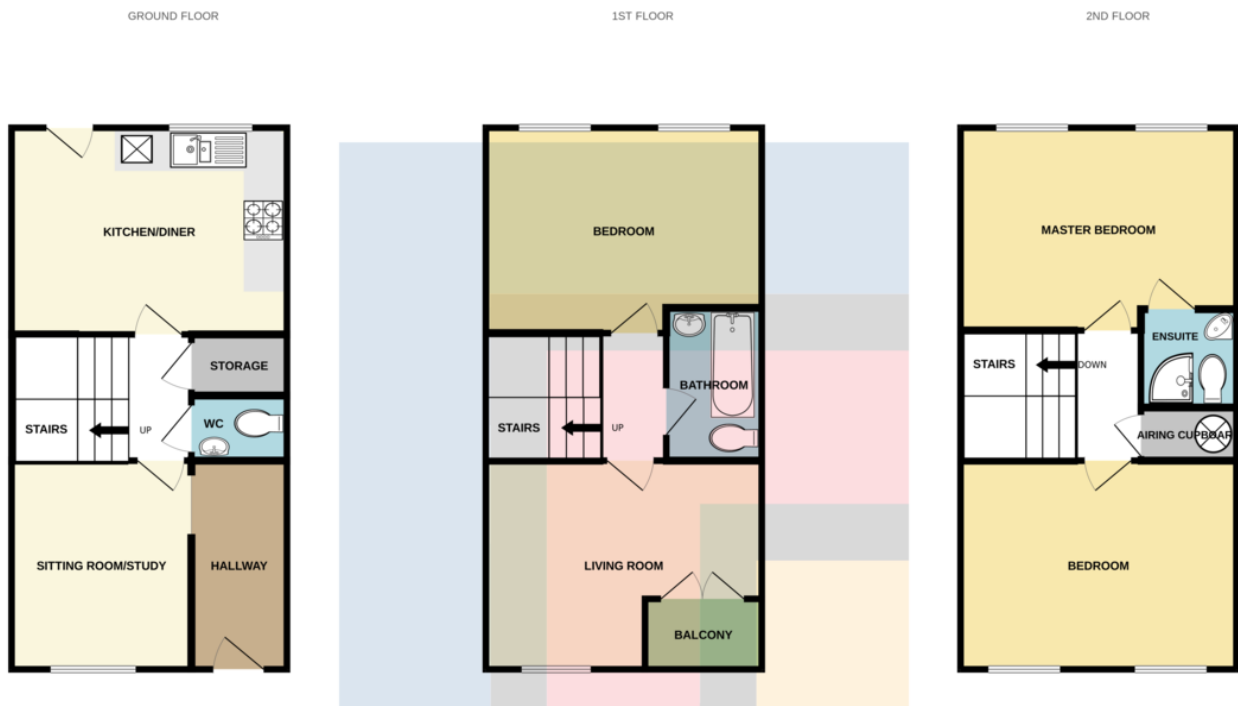
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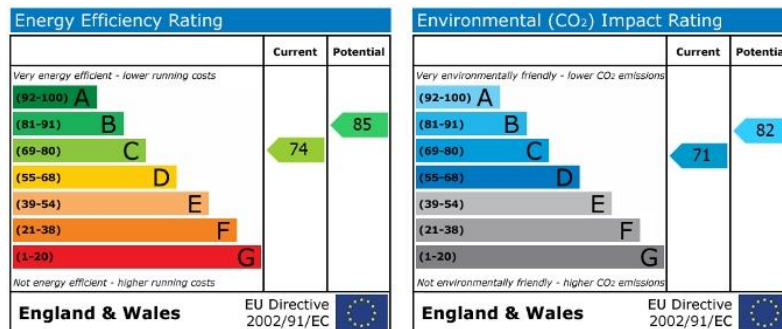
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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