



ADVENTURERS QUAY
CARDIFF BAY
CARDIFF CF10 4NS

ASKING PRICE OF
£219,950



TWO BEDROOM APARTMENT



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****TWO BEDROOM WATERFRONT**

APARTMENT* NO CHAIN** 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 ensuite, second double bedroom, bathroom and balcony with water views. The property further benefits from double glazing throughout, bike storage, an allocated parking space and visitor parking. EWS1 form. No chain. Viewing highly recommended.

HALLWAY

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

LOUNGE/DINER

26' 10" x 18' 4" (8.2m x 5.6m)
Double glazed uPVC windows to front and two sets of French doors, leading to large decked balcony with stunning water views. Ample natural daylight. Wood block flooring. Two wall mounted electric 'Rointe' panel heaters. Space for dining. TV Aerial point. Telephone point.

KITCHEN

9' 10" x 8' 6" (3.0m x 2.6m)
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' 5" x 11' 9" (4.1m x 3.6m)
Large double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Built in double door wardrobe. TV Aerial point. Telephone point. Wall mounted electric 'Rointe' panel heater. Door leading to:-

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 807 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENSUITE

6' 2" x 5' 6" (1.9m x 1.7m)
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. Part tiled walls. Tiled flooring. Electric heater. Wall mounted towel rail. Shaver point. Extractor fan.

BEDROOM TWO

14' 5" x 11' 1" (4.4m x 3.4m)
Double glazed uPVC windows to front. A second double bedroom. Carpeted flooring. Telephone point. Wall mounted electric 'Rointe' panel heater.

BATHROOM

8' 10" x 6' 10" (2.7m x 2.1m)
Panelled bath with hot and cold mixer tap. W.C. Pedestal wash hand basin with hot and cold taps and wall mounted mirror above. Part tiled walls. Tiled flooring. Wall mounted towel rail. Shaver point. Extractor fan.

BALCONY

19' 0" x 5' 2" (5.8m x 1.6m)
Large decked balcony, with great water views. Accessed from the living room. External lighting.

PARKING

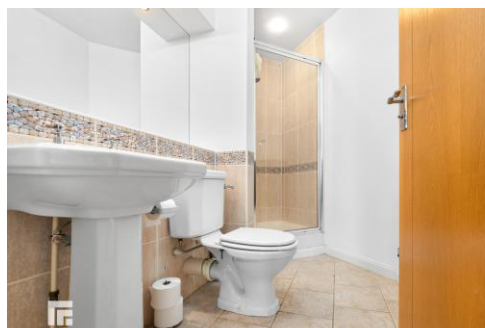
One allocated parking space. Visitor parking.

TENURE

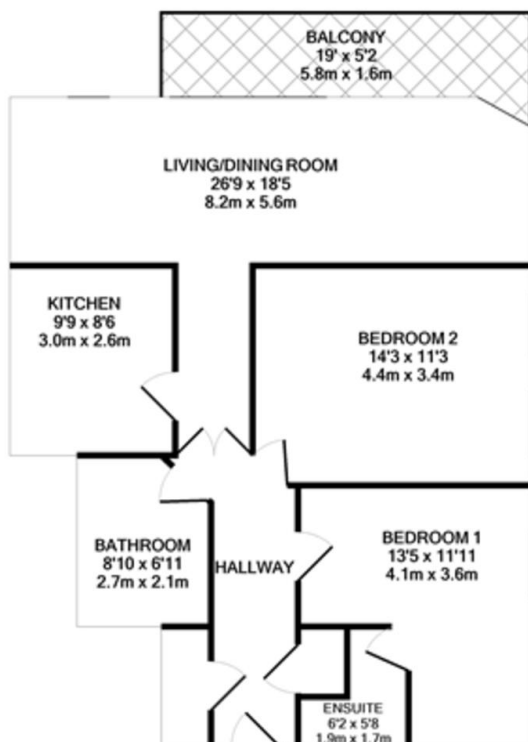
MGY are advised that the property is leasehold, with a lease of 999 years from 1997. Service charges of £3,354 per annum, which includes water rates, building insurance, lift maintenance, secure gated fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.



ADVENTURERS QUAY, CARDIFF BAY, CARDIFF CF10 4NS



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TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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