



ADVENTURERS QUAY
CARDIFF BAY
CARDIFF CF10 4NS

ASKING PRICE OF
£225,000



TWO BEDROOM APARTMENT



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****WATERFRONT APARTMENT* NO CHAIN****

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

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

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

LOUNGE/DINER

22' 6" x 19' 0" (6.88m x 5.80max)
Entered via wooden double doors. Double glazed uPVC windows to front and French doors leading to large balcony, with stunning water views. Ample natural daylight. Carpeted flooring. Two wall mounted storage heaters. TV Aerial point. Telephone point. Wooden double doors leading to kitchen.

KITCHEN

11' 8" x 7' 2" (3.57m x 2.19m)
Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink with drainer. Ample storage, with under unit lighting. Built in oven and four ring electric hob, with stainless steel Neff extractor hood over. Space for fridge freezer. Integrated washing machine/dryer and Neff dishwasher. Extractor fan.

BALCONY

Large decked balcony, with stunning water views. Accessed from the lounge/diner.

MASTER BEDROOM

12' 8" x 11' 6" (3.88m x 3.52max)
Large double glazed uPVC windows to rear. Carpeted. Built in double wardrobe. TV Aerial point. Telephone point. Wall mounted storage heater. Door leading to:-

ENSUITE

7' 1" x 5' 1" (2.18m x 1.57m)
Tiled flooring. Part tiled walls. Double shower cubicle with sliding door and mains powered shower. Pedestal wash hand basin with hot and cold tap. W.C. Shaver point. Wall mounted mirror with spotlights over. Extractor fan.

BEDROOM TWO

6' 6" x 10' 8" (2.00m x 3.27m)
Double glazed uPVC windows to rear. Carpeted flooring. Telephone point. Wall mounted storage heater.

BATHROOM

7' 2" x 6' 2" (2.20m x 1.89max)
Tiled flooring. Part tiled walls. Panelled bath with hot and cold tap over. Pedestal wash hand basin. W.C. Wall mounted mirror. Shaver point. Extractor fan.

PARKING

Secure gated access to an allocated undercroft parking space. Visitor Parking.

TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1997. Service charges of £4,411.96 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 undercroft parking space, visitor parking and parking management. Ground rent £50 per annum.

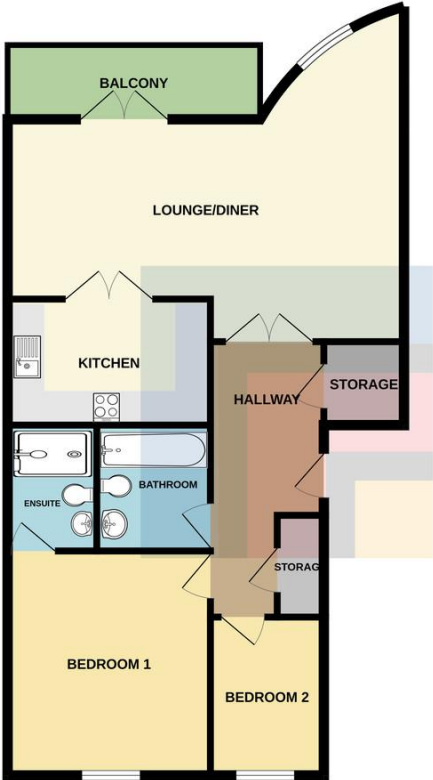


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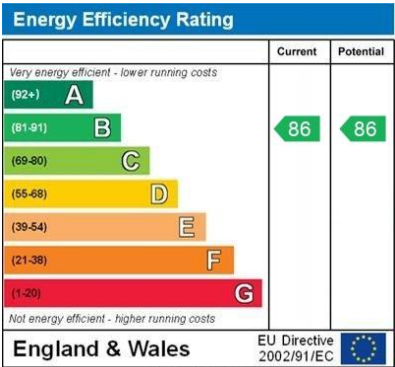


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SECOND FLOOR



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 is given to their operability or efficiency can be given.
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