



SEAGER DRIVE
WINDSOR QUAY
CARDIFF CF11 7FE

ASKING PRICE OF

£249,950



THREE BEDROOM DUPLEX APARTMENT



3



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****IMPRESSIVE THREE BEDROOM, DUPLEX APARTMENT IN WINDSOR QUAY* NO CHAIN****
MGY are delighted to bring to market this immaculately presented, three bedroom duplex apartment located on the second and third floor. Situated within the popular Windsor Quay development. Walking distance to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport which is easily accessible, linking to Cardiff City Centre and surrounding areas. The accommodation briefly comprises entrance hallway, lounge, kitchen, three bedrooms - master ensuite, and family bathroom. The property further benefits from having one allocated parking space and visitor parking, incredible direct water views, and has electric heating and double glazing throughout. ***Viewing highly recommended***

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,173 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fittings. Doors to lounge, kitchen, and storage cupboard. Stairs rising to first floor.

LOUNGE

19' 1" x 21' 3" (5.84m x 6.5m)
Carpet to floor. Two pendant light fittings. Double glazed uPVC window and additional double glazed uPVC French doors opening onto Juliet balcony and providing incredible water views. Power points. Electric heater. TV and telephone point.

KITCHEN

11' 3" x 10' 8" (3.43m x 3.25m)
Laminate flooring. Modern fitted white gloss kitchen with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring electric hob with extractor hood above and oven beneath. Tiled splashback. Integrated dishwasher. Space for appliances such as washing machine and fridge/freezer. Pendant light fitting. Power points. Double glazed uPVC window to front aspect. Door to :-

FIRST FLOOR

Carpet to stairs and landing. Pendant light fitting. Doors to all bedrooms and bathroom.

MASTER BEDROOM

12' 5" x 14' 5" (3.8m x 4.4m)
Carpet to floor. Pendant light fitting. Power points. Double glazed uPVC window providing incredible water views. Electric heater. Space for a 'walk in wardrobe'. Door to :-

ENSUITE

Tiled walls and flooring. Spotlights. WC. Vanity wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Extractor.

BEDROOM TWO

12' 5" x 7' 6" (3.8m x 2.3m)
Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Electric heater.

BEDROOM THREE

15' 8" x 7' 2" (4.8m x 2.2m)
Carpet to floor. Double glazed uPVC window to rear aspect. Electric heater. Pendant light fitting. Power points.

BATHROOM

7' 8" x 6' 7" (2.34m x 2.01m)
Tiled flooring and walls. Spotlights. Three-piece-suite comprising vanity wash hand basin with mixer tap over, WC, and panelled bath with hot and cold tap over and mains powered shower above. Extractor.

PARKING

Allocated parking space. Visitor parking.

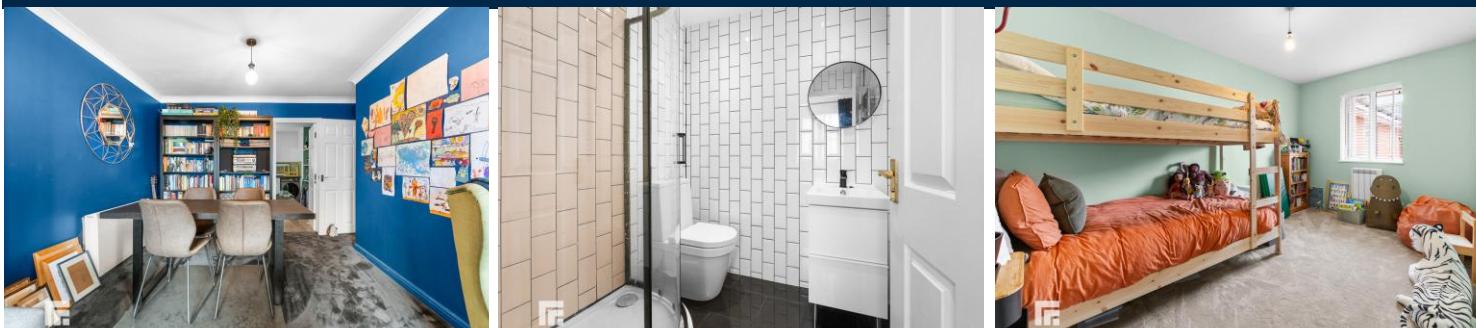
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1997. Service charges of £1648 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £50 per annum.



M G Y . C O . U K

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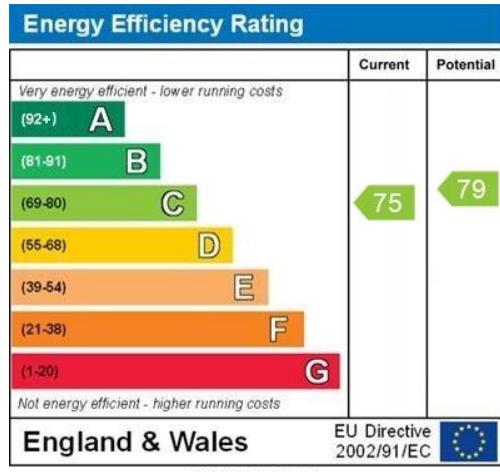
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GROUND FLOOR

1ST 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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