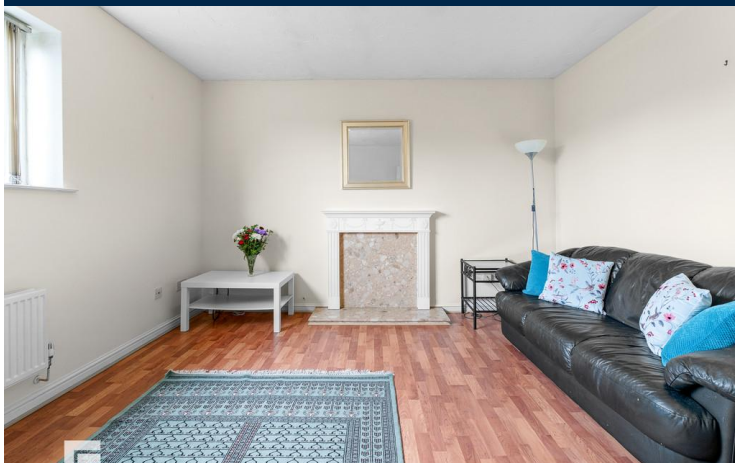




HALLIARD COURT
BARQUENTINE PLACE
ATLANTIC WHARF CF10 4NJ

OFFERS IN EXCESS OF
£179,950



TWO BEDROOM APARTMENT



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****BRIGHT AND SPACIOUS, TWO BEDROOM, TOP FLOOR APARTMENT* NO CHAIN**** MGY are delighted to bring to market this well presented, two bedroom, top floor apartment situated within the popular location of Atlantic Wharf, Halliard Court. Walking distance to the City Centre and Cardiff Bay. The accommodation briefly comprises porch, entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from double glazing throughout, two Juliet balconies, gas central heating, security entry intercom system, an allocated parking space, visitor parking and bike storage. Low service charges. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 689 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Halliard Court is a quiet development in a fantastic location, of Atlantic Wharf. The apartment is located within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE PORCH

Entered via front door leading from communal hallway. Security soy hole. Laminate flooring. Pendant light fitting. Door to :-

ENTRANCE HALL

Spacious hall. Laminate flooring. Radiator. Wall mounted intercom system. Power points. Pendant light fitting. Doors leading to all rooms and two storage cupboards.

LOUNGE

12' 8" x 16' 0" (3.87m x 4.88m)
Laminate flooring. Double glazed uPVC window. Two radiators. Pendant light fitting. Power points. TV and telephone point. Feature fireplace.

KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m)
Continuation of laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink and drainer with mixer tap over. Tiled splashback. Space for appliances such as washing machine, fridge/freezer and oven. Radiator. Wall mounted Combi boiler. Pendant light fitting. Power points. Double glazed uPVC window.

MASTER BEDROOM

12' 9" x 10' 4" (3.89m x 3.16m)
Laminate flooring. Fitted wardrobes. Power points. Pendant light fitting. Radiator. Double glazed uPVC window with additional double glazed French doors opening onto Juliet balcony.

BEDROOM TWO

13' 6" x 9' 1" (4.12m x 2.79m)
Laminate flooring. Pendant light fitting. Power points. Double glazed uPVC French doors opening onto Juliet balcony. Radiator.

BATHROOM

7' 9" x 7' 1" (2.37m x 2.16m)
Vinyl flooring. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with taps over and mains powered shower above. Double glazed uPVC obscure window. Pendant light fitting. Extractor. Shaver point. Radiator.

PARKING

Allocated parking space. Visitor parking.

TENURE

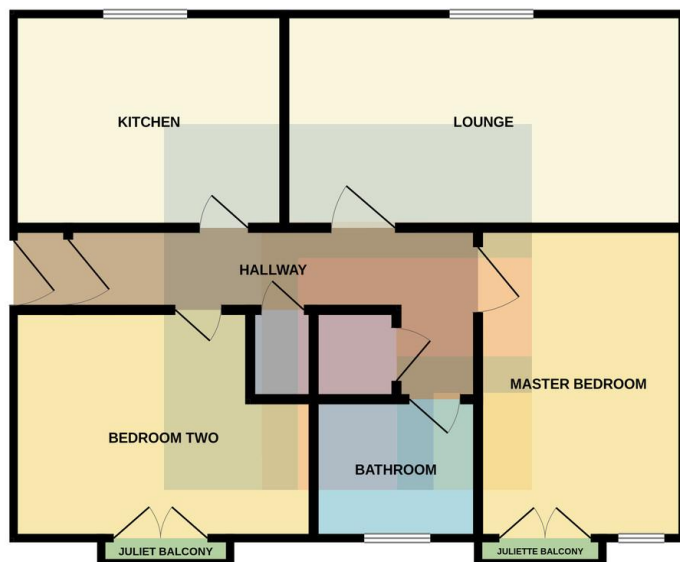
MGY are advised that the property is leasehold, with a term of 189 years from 1994. Low service charges of £1064.65 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. No ground rent.



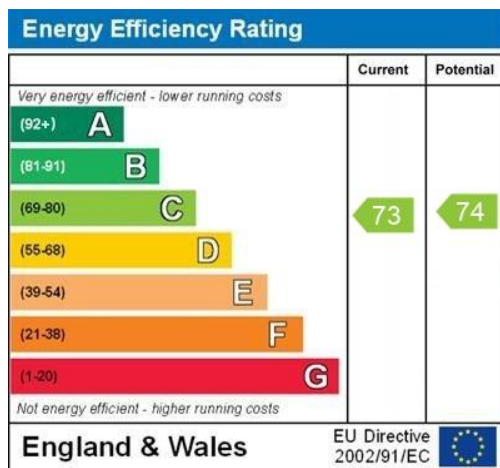
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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