

CRAIGLEE DRIVE  
ATLANTIC WHARF  
CARDIFF CF10 4BN

ASKING PRICE OF  
**£250,000**



### SEMI-DETACHED HOUSE



**2**



**1**



**1**



**1**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 603 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM TWO**

11' 5" x 7' 1" (3.49m x 2.17m)

Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Door to storage cupboard. Wall mounted radiator.

#### **SHOWER ROOM**

8' 4" x 5' 2" (2.55m x 1.58m)

Vanity enclosed wash hand basin with mixer tap over and wall mounted mirror. W.C. Shower cubicle with mains powered shower over. Laminate wood effect flooring. Extractor fan. Heated towel rail. Shaver point. Spotlights.

#### **OUTSIDE**

Front - Laid to lawn. Large driveway, with space for two cars and access to garage.

Rear - Large South West facing rear garden, with ample sun all day. Laid to lawn, with partly decked areas. Fence surround, with planted areas.

#### **GARAGE**

Up and over door, with power and lighting.

#### **ENTRANCE HALL**

Entered via uPVC door with inset double glazed obscure leaded panels. Laminate wood effect flooring. Large storage cupboard. Doors leading to living room and kitchen.

#### **LIVING ROOM**

14' 0" x 11' 5" (4.28m x 3.50m)

Double glazed uPVC windows to front. Pendant and wall mounted lights. Laminate wood effect flooring. Wall mounted radiator. Coving. Space for dining. TV and telephone point.

#### **KITCHEN**

11' 5" x 7' 7" (3.49m x 2.33m)

Double glazed uPVC windows to rear and a double glazed uPVC door leading to large rear garden. Ample natural daylight. Laminate wood effect flooring. Part tiled walls. Fitted wall and base units across three walls with work surfaces incorporating stainless steel sink and drainer with mixer tap over. Built in oven and Neff five ring gas hob, with extractor hood over. Integrated dishwasher and fridge/freezer. Wall mounted radiator.

#### **FIRST FLOOR LANDING**

Double glazed uPVC window to side. Carpeted flooring. Access to insulated and part boarded loft. Doors leading to bedrooms and bathroom.

#### **BEDROOM ONE**

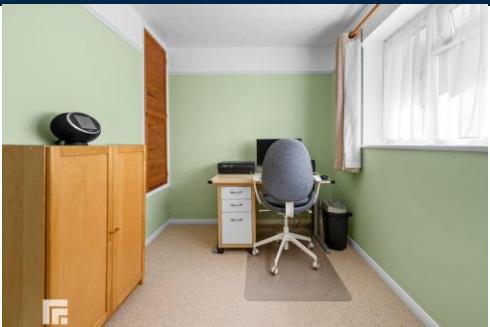
11' 6" x 10' 0" (3.52m x 3.05m)

Double glazed uPVC windows to front. Carpeted flooring. Fitted cupboards and wardrobes across one wall. Wall mounted radiator. Picture rail. Pendant light.

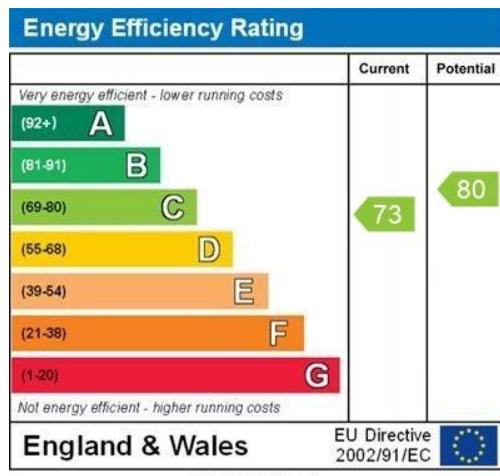
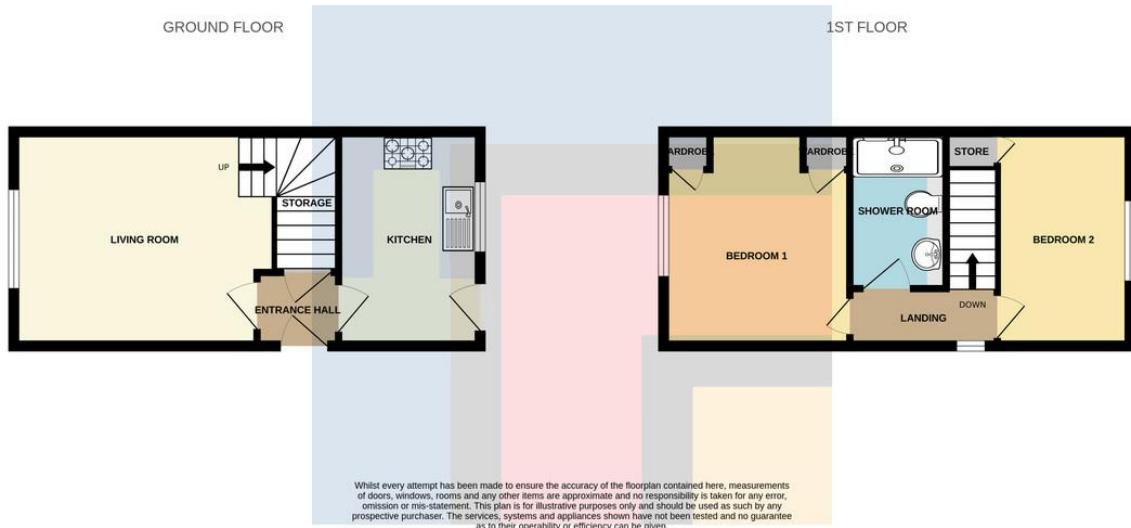


**M G Y . C O . U K**

# CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF CF10 4BN



# CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF CF10 4BN



**CARDIFF 029 2046 5466**

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**