



CITY WHARF
ATLANTIC WHARF
CARDIFF CF10 4HG

ASKING PRICE OF
£289,950



TWO BEDROOM APARTMENT



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****IMMACULATELY PRESENTED* WATER VIEWS* NO CHAIN**** MGY are proud to offer a truly magnificent two bedroom, fifth floor apartment offering excellent living space within the highly regarded, prestige development of City Wharf in Cardiff Bay. The property is based in the great location of Atlantic Wharf, which offers an exclusive number of only 30 apartments. The modern accommodation comprises spacious entrance hall, open plan lounge/kitchen/diner, large balcony, two double bedrooms, one with en-suite and main bathroom. The property further benefits from fantastic water views, double glazing throughout, video entry intercom system, allocated parking space and bike storage. No chain. Viewing highly recommended.

ENTRANCE HALL

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

LOUNGE/KITCHEN/DINER

41' 4" x 35' 1" (12.6m x 10.7m)
Double glazed floor to ceiling windows to front and side aspect with fitted blinds. Additional double glazed window to side. Ample natural daylight. Extremely spacious living area. LVT flooring. Modern fitted kitchen, with ample storage. Wall and base units, with work surfaces incorporating inset sink with mixer tap. Plinth lighting. Integrated appliances such as: microwave and grill, dishwasher, washing machine, fridge and freezer, plus oven with four ring electric hob and extractor over. Breakfast island with ample storage. Integrated fridge freezer. Wall mounted electric storage heaters. Open plan living. Spotlights. Door to large private balcony with water views.

BEDROOM ONE

22' 3" x 13' 1" (6.8m x 4.0m)
Double glazed window with fitted shutter blinds. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Spotlights. Door leading to:-

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1502 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENSUITE

7' 2" x 5' 10" (2.2m x 1.8m)
Tiled flooring. Part tiled walls. Panelled bath, with glass shower screen and mixer tap and mains powered shower over. Vanity enclosed wash hand basin with mixer tap and ample storage underneath. W.C. Large inset mirrored vanity unit with lighting. Extractor fan. Shaver point. Heated towel rail. Spotlights.

BEDROOM TWO

17' 8" x 10' 2" (5.4m x 3.1m)
Double glazed window with fitted shutter blinds. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Spotlights.

BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m)
Tiled flooring. Part tiled walls. Double shower cubicle, with glass shower screen and mains powered shower over. Vanity enclosed wash hand basin with mixer tap and ample storage underneath. W.C. Large inset mirrored vanity unit with lighting. Extractor fan. Shaver point. Heated towel rail. Spotlights.

BALCONY

17' 4" x 10' 9" (5.3m x 3.3m)
Large private decked balcony with glass surround. Stunning water views and south facing. Accessed from the lounge/diner/kitchen.

PARKING

Secure access to one allocated parking space.

TENURE

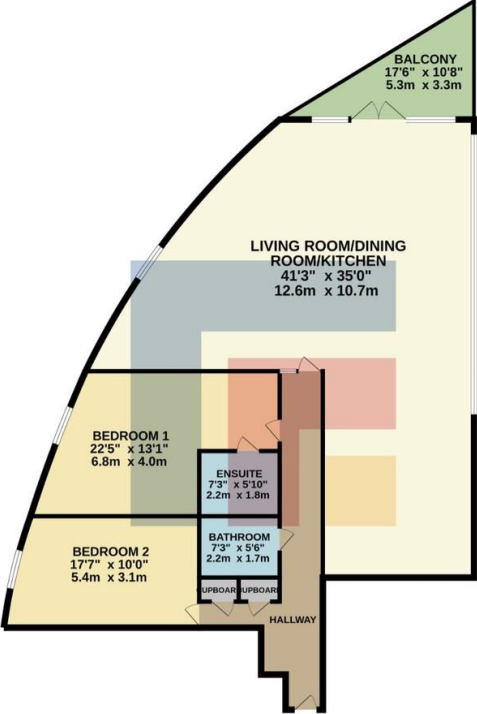
MGY are advised that the property is leasehold, with a lease of 125 years from 2004. Service charges of £4,014 per annum, which includes building insurance, lift maintenance, maintenance of internal and external communal areas, bike storage and secure access to an allocated parking space. Ground rent £125 per annum.



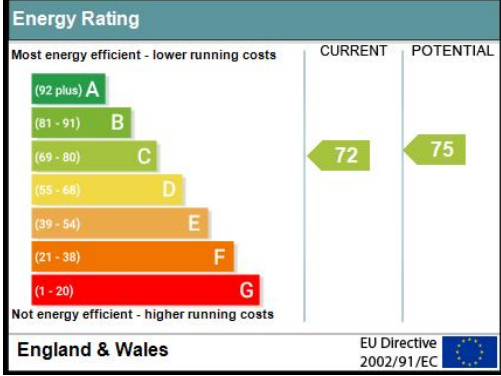
CITY WHARF, ATLANTIC WHARF, CARDIFF CF10 4HG



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TOTAL FLOOR AREA: 1502 sq ft. (139.6 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. 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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