

# Empire Way

Cardiff Pointe | Cardiff | CF11 0JW

**Town House | Asking Price Of £549,950**



[mgy.co.uk](http://mgy.co.uk)

5 | 3 | 1 | 2

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

## PROPERTY DESCRIPTION

**\*\*RARELY AVAILABLE TOWNHOUSE FAULTLESSLY FINISHED THROUGHOUT\*\*** MGY are pleased to present for sale an immaculate five bedroom, Brigantine style town house, with outstanding views of Cardiff Bay and Penarth Marina. The property is located in the prestigious location of Cardiff Pointe, local amenities within walking distance as well as being very close to the Sports Village. The spacious accommodation comprises of entrance hall, utility room, toilet, bedroom and garden to the ground floor. To the first floor there is a spacious open plan living room, dining room, modern kitchen and balcony. To the second floor there are two further double bedrooms, one with en-suite. To the third floor is a double bedroom, hallway with access to an exceptionally large south facing decked terrace, with direct water views and ample sun and to the front a further double bedroom with en-suite. The freehold property further benefits from double glazing, Mandarin Stone 'Argento Elm' flooring to ground floor, sprinkler and security system, multi-lock doors to the ground floor, a garage and driveway. Early viewing advised to avoid disappointment.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (approx.)** 1,981 sq ft
- **Viewing Arrangements** Strictly by Appointment

### ENTRANCE HALL

Entered through multi-lock highly secure door through to internal porch with glass surround. Light and spacious entrance hall. Porcelain tiled flooring. Door to storage cupboard, with automatic light. Spotlights. Door to bedroom five, toilet, utility room and garage. Door from utility room leading onto enclosed garden to the rear with ample sunlight and privacy. Wooden staircase, leading to first floor.

### BEDROOM FIVE

9' 11" x 7' 4" (3.04m x 2.26m) Double glazed floor to ceiling window, to rear aspect. Radiator. Ceiling vent diffuser. TV aerial point. Telephone point. Spotlights.

### UTILITY ROOM

7' 2" x 8' 11" (2.20m x 2.74m) Double glazed window and door, to rear aspect. Radiator. Modern wall and below counter units with work surfaces incorporating stainless steel sink. Boiler. Space for washing machine and tumble dryer. Ceiling vent diffuser. Spotlights. Secure door to rear garden.

### REAR GARDEN

South facing enclosed garden with sufficient privacy. Accessed via utility room. Walled with rear gate access. Outside tap and outside light. Custom built planters.

### WC

Tiled flooring and walls. Wall mounted wash hand basin, with large mirror over and spotlights. W.C. Extractor fan. Spotlights to ceiling.

### FIRST FLOOR LANDING

Laminate flooring. Radiator. Spotlights. Wall mounted intercom system. Access to the living room, dining room and kitchen. Wooden staircase, to second floor.

### LIVING ROOM

17' 6" x 12' 9" (5.34m x 3.91m) Light and airy. Laminate flooring. Two radiators. Double glazed sliding patio doors and windows, to decked balcony. Stunning water views to rear and ample natural daylight. Telephone point. Sky and Virgin Media Points. Spotlights.

### BALCONY

Decked balcony, with glass surround. Water views to rear aspect. Outside light. Accessed from living area.

### KITCHEN

9' 6" x 11' 9" (2.92m x 3.6m) Laminate flooring. Modern fitted German Rational kitchen units with silestone worktops incorporating inset stainless steel sink, with brushed chrome mixer tap. Ample storage. Integrated Fridge freezer, dishwasher, built in oven and microwave four ring induction hob and stainless steel extractor hood over. All Siemens appliances. Coloured glass splash back. Extractor fan. Under strip lights. Spotlights.

### DINING ROOM

17' 7" x 6' 5" (5.36m x 1.97m) Two sets of double glazed floor to ceiling windows, including bay window. Laminate flooring. Stunning views toward Cardiff Bay. Telephone point. TV aerial point. Spotlights and two light fittings.

### MASTER BEDROOM

15' 4" x 8' 11" (4.68m x 2.74m) Double glazed horizontal uPVC windows. Water views and ample natural daylight. Spacious double bedroom, with sliding doors to large fitted wardrobe. Laminate flooring. Radiator. TV aerial point. Telephone point. Ceiling vent diffuser. Spotlights. Door to:-

**EN SUITE**

5' 0" x 7' 8" (1.54m x 2.36m) Tiled flooring. Part tiled walls. Shower cubicle with main shower over. Wall mounted wash hand basin, with full wall mirror and spotlights. W.C. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling.

**BEDROOM THREE**

9' 1" x 13' 7" (2.77m x 4.16m) Floor to ceiling double glazed uPVC windows. Water views, to front aspect. Spacious double bedroom, with door to large walk in wardrobe. Laminate. Radiator. TV aerial point. Telephone point. Ceiling vent diffuser. Spotlights. Adjacent to:-

**BATHROOM**

8' 1" x 5' 11" (2.47m x 1.82m) Double glazed obscure window. Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin, with large mirror over and spotlights. W.C. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling



**BEDROOM TWO**

8' 5" x 11' 8" (2.59m x 3.57m) Double glazed uPVC windows. Water views, to front aspect. Spacious double bedroom with door to fitted wardrobe. Laminate flooring. Radiator. TV aerial point. Telephone point. Spotlights. Door to:-

**EN SUITE**

8' 5" x 6' 5" (2.58m x 1.97m) Accessed from landing, also. Tiled flooring. Part tiled walls. Double size walk in shower. Wall mounted wash hand basin, with large mirror over and spotlights. W.C. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling.

**BEDROOM FOUR**

8' 7" x 11' 4" (2.63m x 3.47m) Spacious double bedroom. Double glazed floor to ceiling window, to front aspect. Water views. Laminate flooring. Radiator. Fitted wardrobe. Ceiling vent diffuser. TV aerial point. Telephone point. Spotlights.

**TOP FLOOR TERRACE**

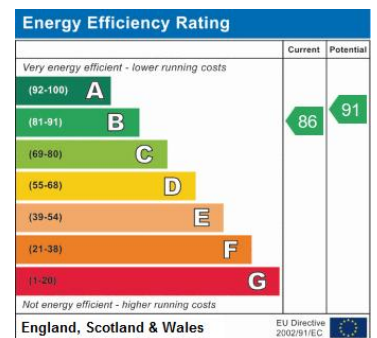
Exceptionally large decked terrace, with partial glass surround. Superb water views of Penarth. Ample sun. Outside light. Accessed from the landing.

**GARAGE AND PARKING**

Electric up and over door. Internal access to hall. Multiple power sockets. Tap. Up to two additional cars. Bin store.

**TENURE**

MGY understands that the property is freehold and that there are still c.6 years left on LABC warranty. Annual management service fee approx. £150.



Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff 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 n or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.