




Sheppard
& Bear

Windsor Esplanade | | Cardiff | CF10 5BG

£675,000


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Standing proud on Windsor Esplanade of Cardiff, this exquisite townhouse offers a perfect blend of modern living and coastal charm. Spanning an impressive 1,502 square feet, the property boasts four bedrooms, although it is currently used as a three-bedroom home with an additional versatile reception room.

Upon entering, you are greeted by a beautifully reconfigured kitchen dining room, which now features an improved layout and stunning sea views. The ground floor also includes a utility room and a convenient WC, both of which have been thoughtfully remodelled to enhance the functionality of the space.

As you ascend to the first floor, you will find a spacious living room with media wall and electric fire. Glass windows and doors open onto a delightful balcony, offering breathtaking views of the sea. This level also

- 4 bedrooms, versatile layout
 - Spacious living room, balcony
 - Master bedroom, en-suite, balcony
 - Security intercom gated parking
 - Close to Mermaid Quay
- Modern kitchen with sea views
 - Hotel-like bathroom suite
 - Landscaped low-maintenance garden
 - Garage, rear access
 - Easy access to M4 motorway

Kitchen Diner

17'0" x 18'4" (5.19m x 5.58m)

Hall and rear porch

Bedroom 4 / reception room

10'9 x 8'8 (3.28m x 2.64m)

Utility

7'7 x 3'3 (2.31m x 0.99m)

WC

First floor landing

Lounge

16'1 x 12'1 (4.9m x 3.68m)

Balcony

17'3 x 4'9 (5.26m x 1.45m)

Bedroom three

8'6 x 8'5 (2.59m x 2.57m)

Second floor landing

Bedroom one

14'0 x 11'8 (4.27m x 3.56m)

Balcony

En-suite shower room

8'2 x 7'0 (2.49m x 2.13m)

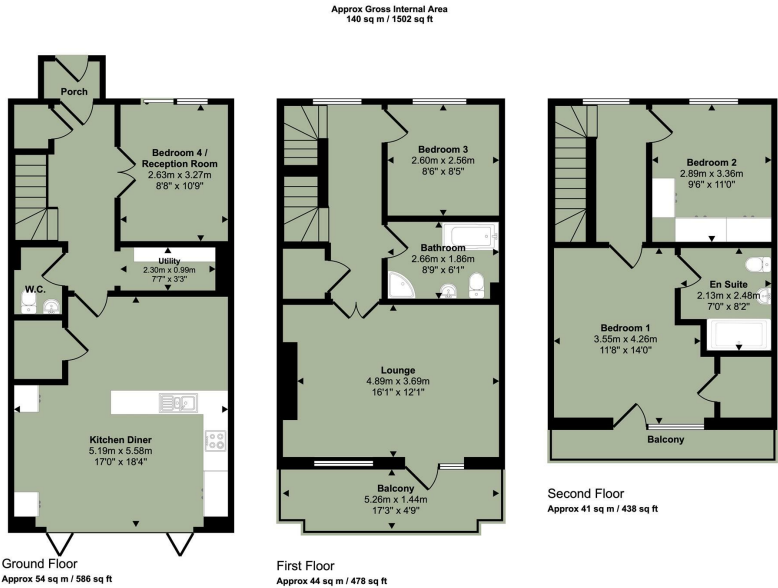
Bedroom two

11'0 x 9'6 (3.35m x 2.9m)

Front garden

Rear garden

Garage and parking space



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band H
EPC Rating C

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