



HARRISON WAY
WINDSOR QUAY
CARDIFF CF11 7PE

ASKING PRICE OF
£260,000



TWO BEDROOM END TERRACED HOUSE



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****NO CHAIN* *IDEAL INVESTEMENT OR FIRST TIME PURCHASE**** An opportunity to acquire a two bedroom end of terrace house in the popular Windsor Quay development, which is close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by offering a variety of bars, shops and restaurants. Frequent public transport, easily accessible and linking to Cardiff City Centre and surrounding areas. The accommodation comprises of entrance hall, living room, separate kitchen, two bedrooms and bathroom. The property further benefits from double glazing, electric heating and an allocated parking space. Viewing recommended.

ENTRANCE HALL

4' 11" x 3' 3" (1.5m x 1.0m)

Entered via wooden door with security spy hole. Separate porch area with solid wood flooring. Door to living room.

LIVING ROOM

12' 8" x 14' 4" (3.87m x 4.38m)

Double glazed uPVC windows, to front aspect. Ample natural daylight. Laminate flooring. Wall mounted radiator. TV Aerial point. Telephone point. Door to kitchen. Carpeted stairway to first floor.

KITCHEN/DINER

12' 8" x 12' 0" (3.87m x 3.66m)

Double glazed uPVC windows and door, leading to rear garden. Tiled flooring. Part tiled walls. Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage. Integrated dishwasher, oven, four ring gas hob and extractor hood over. Space for fridge freezer and washing machine. Boiler. Wall mounted radiator. Storage cupboard. Breakfast bar, with space for two stools.

BEDROOM ONE

8' 5" x 12' 9" (2.58 m x 3.90m)

Double glazed uPVC windows, to front aspect. Ample natural daylight. Carpeted flooring. Wall mounted radiator. TV Aerial point. Telephone point.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 678 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

5' 6" x 9' 1" (1.68m x 2.79m)

Floor to ceiling tiles. Walk in shower with glass shower screen. Pedestal wash hand basin. W.C. Extractor fan. Shaver point. Storage cupboard, housing hot water tank. Heated wall mounted radiator.

BEDROOM TWO

12' 8" x 8' 9" (3.87m x 2.67m)

Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. Wall mounted radiator. TV Aerial point.

REAR GARDEN

Paved and laid to lawn, with brick and fence surround. Rear gate. Afternoon sun

PARKING

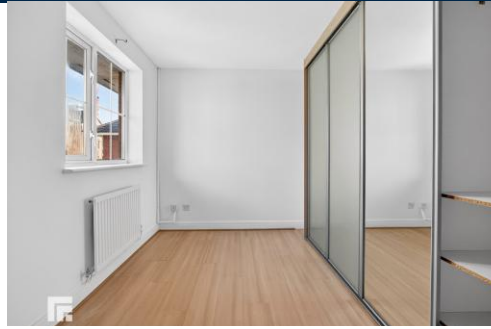
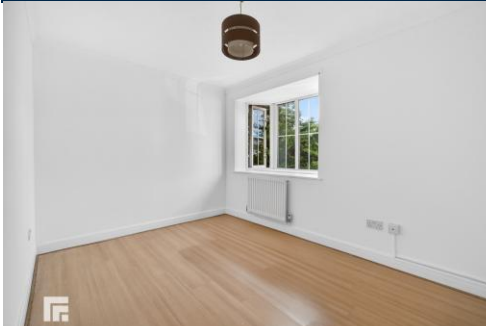
Allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is freehold. Service charges of £360 per annum, which includes maintenance of the communal grounds and gardens. This property is on a water meter.



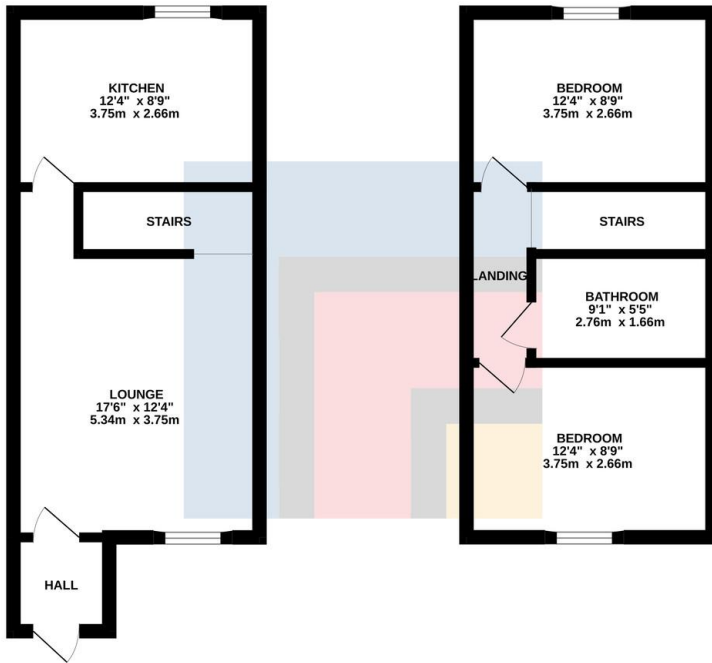
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GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.
Whilst 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
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