# Barquentine Place

CARDIFF BAY, CF10 4NF

**GUIDE PRICE £425,000**

Hern & Crabtree



# Barquentine Place

No Chain. Set within the ever popular Atlantic Wharf development, this well presented townhouse offers a calm and considered interior, recently refreshed with a neutral palette and new carpeting, allowing a buyer to move straight in with ease. Arranged across three floors, the layout has been carefully designed to balance everyday practicality with flexible living, from the welcoming kitchen diner that opens directly onto the garden, to the generous first floor living space that enjoys a pleasant outlook and an abundance of natural light.

The upper floors provide four bedrooms, including a principal suite with fitted storage and its own en suite, making the house well suited to both family life and those needing dedicated working space. The inclusion of a ground floor study or boot room and integral garage further enhances its versatility.

Atlantic Wharf continues to be one of Cardiff's most convenient residential locations, positioned between the city centre and Cardiff Bay. A short walk leads to the waterfront, with its collection of independent cafés, restaurants and cultural attractions, while the city centre offers extensive shopping and transport connections including Cardiff Central station. Nearby green spaces and walking routes provide a welcome contrast, and the area is well served by reputable schools and road links for those commuting further afield.

Offered with no onward chain, the property presents a straightforward opportunity for a buyer seeking a well balanced home in a highly accessible setting.











# Approx 1546.00 sq ft

## Council Tax Band: F

### Entrance Hall
Accessed via a double glazed front door with etched glass, the welcoming entrance hall is laid with luxury vinyl flooring. Radiator. Stairs rise to the first floor and doors lead to all ground floor accommodation.

### Home Office / Boot Room
A versatile space with a double glazed window to the front aspect, radiator and matching flooring. Ideal for those working from home or in need of additional storage.

### Cloakroom
Fitted with a WC and wash hand basin, complemented by matching flooring and an extractor fan.

### Integral Garage
Single garage with up and over door, power and lighting, offering excellent storage or secure parking.

### Kitchen/ Dining Room
A well arranged and sociable space with a double glazed window and French doors opening onto the rear garden. The kitchen is fitted in a U-shaped layout with a range of wall and base units with work surfaces over. Features include a four ring ceramic hob with cooker hood above, integrated oven, fridge freezer, full length Smeg dishwasher and washing machine, along with a one and a half bowl stainless steel sink and drainer. Part tiled splashbacks and luxury vinyl flooring continue through to the dining area, which comfortably accommodates a table and chairs.

### First Floor Landing
With stairs rising from the entrance hall and continuing to the second floor, radiator and access to principal rooms.

### Living Room
A bright and well proportioned reception room with double glazed French doors to the front opening onto a Juliet balcony, complemented by additional windows allowing for excellent natural light.

### Bedroom One
Positioned to the rear with double glazed French doors opening to a Juliet balcony overlooking the garden. Fitted with mirrored built in wardrobes and a radiator.

### En-Suite
Comprising WC, wash hand basin and a double shower with glass sliding doors. Finished with part tiled walls, vinyl flooring, radiator, extractor fan and shaver point.

### Second Floor Landing
With loft access hatch, radiator and doors to all rooms.

### Bedroom Two
Double glazed window to the front, radiator and built in wardrobes.

### Bedroom Three
Double glazed window to the rear, radiator and built in wardrobes.

### Bedroom Four
Double glazed window to the front and radiator.

### Bathroom
Fitted with a suite comprising WC, wash hand basin and bath with electric shower over and glass screen. Part tiled walls, vinyl flooring, radiator, extractor fan and shaver point. Airing cupboard housing the hot water tank.

### Front Garden
Tarmac driveway providing off road parking for one vehicle, with a paved pathway, stone chippings and mature planting. The property enjoys an attractive outlook over a green to the front.

### Rear Garden
An enclosed and thoughtfully landscaped rear garden with rear gate access. Designed for ease of maintenance, it features two paved patio seating areas, stone chippings, established shrubs, trees and flower borders, along with a brick built barbecue area.

### Additional Information
Freehold. Council Tax Band F (Cardiff). EPC rating TBC

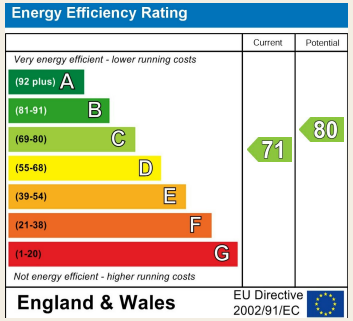
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