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CARDIFF VALE CAERPHILLY BRISTOL

More than just a home, this townhouse delivers an enviable lifestyle in one of Cardiff's premier locations—whether you're seeking an elegant family residence or a chic waterfront retreat. It is certain to exceed expectations.

Comments by Mrs Ruby Ledley

Property Specialist

Mrs Ruby Ledley

Valuer

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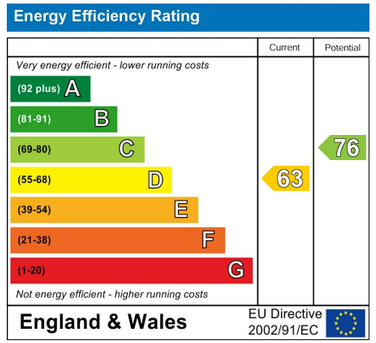
If you're looking for a property that you will proud to call home then this good size property is the one. With views overlooking Cardiff Bay, Penarth Head and beyond its a tranquil setting that hard to beat. With over 1800 square feet of living space over three floors there is plenty of room for the family.

Comments by the Homeowner

22, Windsor Esplanade, Butetown, CF10 5BG

Total Area: 1826 ft² ... 169.7 m² (excluding balcony)

All measurements are approximate and for display purposes only



Entrance

Hallway 15'7" x 9'3" incl stairs (4.75m x 2.82m incl stairs)

Bedroom/Study 11'7" x 9'2" (3.53m x 2.79m)

Cloakroom 8'1" x 3'6" (2.46m x 1.07m)

Utility 6' x 4' (1.83m x 1.22m)

Lounge/Kitchen 20'4" max x 18' max (6.20m max x 5.49m max)

Walk In Larder 5' x 4' (1.52m x 1.22m)

Landing 8'5" incl stairs x 16'5" max (2.57m incl stairs x 5.00m max)

Bedroom 9'2" x 9'2" (2.79m x 2.79m)

Bathroom 8'6" x 6'10" (2.59m x 2.08m)

Lounge 18' x 12'10" (5.49m x 3.91m)

Balcony

Landing 11'7" x 8' (3.53m x 2.44m)

Bedroom 11;7" x 9'7" (3.35m;2.13m x 2.92m)

Bedroom 15'10" x 14'6" (4.83m x 4.42m)

Ensuite 6'5" x 6' (1.96m x 1.83m)

Balcony

Garden

The garden has wooden fenced boundaries and a paved patio seating area with composite decking and an area laid with artificial grass. There is a wooden security gate which opens to the car parking area which is accessed via a set of electronically operated security gates.

Garage

The garage is located to the rear of the property and has power & lighting and garage door with two further parking spaces directly in front.

Tenure

We have been advised by our seller that the property is Freehold with an annual service charge of £778 and an annual ground rent of £5. Your legal representative should confirm this.

Council Tax

Band H

EPC

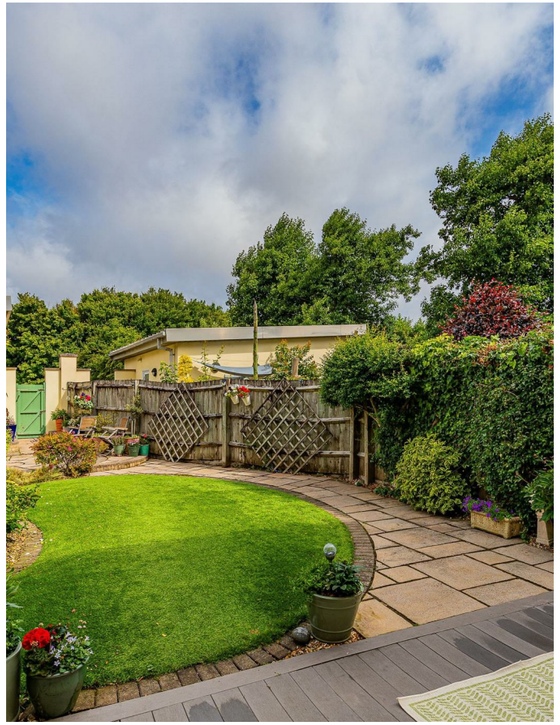
Rated D

School Catchment

My English medium primary catchment area is
Mount Stuart Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is
Fitzalan High School (year 2024-25)
Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Broadband & Mobile

Broadband speeds of up to 1800 Mbps are available and mobile signal on certain providers is likely. 5G is predicted to be available from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.



Windsor Esplanade

Cardiff Bay, Cardiff, CF10 5BG

Offers In Excess Of

£635,000

4 Bedroom(s) 2 Bathroom(s) 1826.00 sq ft

Contact our

Pontcanna Branch

02920 499680

The desirable area of Windsor Esplanade in Cardiff, is a unique place to live with its views overlooking Cardiff Bay and beyond. This well presented modern townhouse offers a splendid blend of comfort and style. Spanning an impressive 1,826 square feet, the property boasts four well-appointed bedrooms, including a master bedroom complete with an ensuite bathroom, ensuring a private retreat for relaxation. The home features two spacious reception rooms one on the ground floor and one on the first floor with its own full width balcony, perfect for entertaining guests or enjoying family time and soaking up the far reaching views. The excellent presentation throughout the property highlights its contemporary design and thoughtful layout, making it an inviting space for any homeowner. Outside, the property is equally impressive, with beautifully maintained gardens that provide a tranquil outdoor setting. Additionally, there is a garage at the rear, along with ample parking for up to two further vehicles, catering to the needs of a busy household. This townhouse is not just a home; it is a lifestyle choice, offering both convenience and elegance in one of Cardiff's most sought-after locations. Whether you are looking for a family home or a stylish retreat, this property is sure to meet your needs and exceed your expectations.