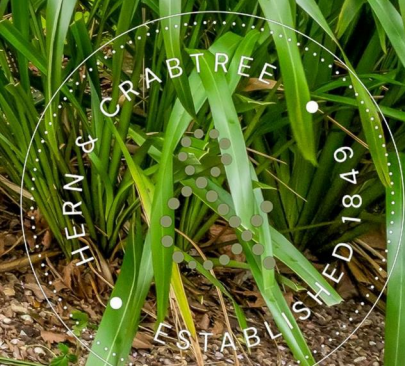


# Barquentine Place

CARDIFF, CF10 4NF

GUIDE PRICE £575,000

Hern &  
Crabtree



# Barquentine Place

Set within the sought after waterside setting of Atlantic Wharf, this beautifully presented townhouse offers well balanced accommodation arranged across four floors, combining flexibility with a refined sense of style. The interiors are carefully considered, with clean lines, quality materials and a layout that adapts easily to modern living, whether for family life, home working or entertaining.

The ground floor centres around a generous kitchen dining space that opens directly onto the garden, creating a natural hub of the home. Above, the principal reception room enjoys an elevated outlook across the green, with French doors bringing in light and a sense of openness. Bedrooms are arranged over the upper floors, including a top floor suite that offers both privacy and character, enhanced by the roofline and skylights.

Atlantic Wharf has matured into one of Cardiff's most convenient residential pockets, positioned between the city centre and Cardiff Bay. Both are within easy reach, offering a wide choice of restaurants, cafés and cultural attractions. The nearby waterfront provides pleasant walking routes, while Roath Basin and Mermaid Quay are close by for leisure and dining.

Transport links are excellent, with Cardiff Central Station within walking distance, offering direct routes to London and beyond. Road connections via the A4232 and M4 corridor are also easily accessible. The area is well served by local amenities and schooling, making it appealing to a broad range of buyers seeking both convenience and lifestyle.



# 1836.00 sq ft

## Entrance Hall

Entered via a double glazed composite door with etched glass to the front aspect, the entrance hall sets a smart first impression with tiled flooring, radiator and stairs rising to the first floor. Doors lead to the principal ground floor rooms.

## Cloakroom

Fitted with a WC and wash hand basin, tiled flooring continues from the hallway, complemented by tiled splashbacks and a chrome heated towel rail.

## Home Office / Boot Room

A versatile space to the front, currently used as a home office and coats and boots room. Double glazed window to the front aspect, tiled flooring and radiator.

## Integral Garage

Single integral garage with up and over door, power and lighting, and fitted shelving providing useful storage.

## Kitchen Diner

A well planned U shaped kitchen fitted with a range of wall and base units with complementary work surfaces over. One and a half bowl sink with mixer tap and waste disposal unit. Integrated appliances include a Neff five ring wok hob with concealed cooker hood, glass splashback, double oven and grill, fridge and freezer. Space and plumbing for both washing machine and dishwasher. Under unit lighting and ceiling spotlights. Tiled flooring and radiator. Ample space for table and chairs. Double glazed windows to the rear along with bi fold doors opening onto the garden.

## First Floor Landing

Stairs rise from the entrance hall with further stairs leading to the upper floors.

## Living Room

A bright reception space with double glazed French doors opening to a Juliet balcony overlooking the green to the front. Additional front facing windows, radiator and a gas fireplace with stone surround. Ceiling spotlights complete the room.

## Bedroom One

Double bedroom with French doors opening to a Juliet balcony overlooking the rear garden. Built in mirrored wardrobes, radiator and access to the en suite.

## En-Suite

Fitted with a shower quadrant, WC and wash hand basin set

within a vanity unit. Obscure double glazed window to the rear. Tiled walls, wood flooring, chrome heated towel rail, extractor fan and shaver point.

## Second Floor Landing

Stairs rise to this level with further staircase leading to the top floor.

## Bedroom Two

Double glazed window to the front aspect, currently arranged as a home office with fitted workstations and shelving. Radiator.

## Bedroom Three

Another front facing room with double glazed window, vertical radiator and recessed wardrobe space.

## Bedroom Four

Overlooking the rear garden with double glazed window, radiator and built in wardrobes.

## Bathroom

Fitted with a P shaped bath with shower over and glass screen, WC and wash hand basin set within a vanity unit. Obscure window to the rear. Wooden flooring, part tiled walls, chrome heated towel rail and airing cupboard housing the hot water tank.

## Third Floor Landing

A small landing area with skylight window, access to eaves storage and loft hatch.

## Bedroom Five

A generous room with a bank of skylight windows to the rear, allowing for excellent natural light. Recessed areas within the eaves provide additional storage. Wood laminate flooring and radiator.

## En-Suite

Comprising shower quadrant, WC and wash hand basin. Skylight window, tiled walls and flooring, heated towel rail and shaver point.

## Rear Garden

The rear garden has been thoughtfully landscaped to create a private and tranquil setting. Designed with an Asian influence, it features mature planting including Japanese Acer trees and palms, raised borders, a pond and a number of patio seating areas. A peaceful and well established outdoor space, enhanced by external lighting.

## Additional Information

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

## Disclaimer

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

