



**Guide Price £240,000 , Schooner Wharf, Schooner Drive, Cardiff Bay CF10
4ET**



- Cardiff Bay Location
- Immaculately Presented
- Superb Water Views
- Walking Distance To Mermaid Quay and the City Centre
- Third Floor Two Double Bedroom Apartment
- EWS1 Form In Place
- Long lease with low service charges
- NHBC warranty cover for added reassurance



, Schooner Wharf, Schooner Drive, Cardiff Bay, CF10 4ET

+++ Guide Price £240,000 - £250,000 +++

Situated within the recently developed Cardiff Bay area, this impeccably presented waterside apartment enjoys an ideal location just a short walk away from the excellent amenities of Mermaid Quay. Additionally, it offers quick and convenient access to Cardiff City Centre.

Nestled in the sought-after Schooner Wharf development is this beautifully maintained first-floor corner apartment. As you enter the property, you're greeted by an inviting entrance hall featuring built-in storage and airing cupboards.

The apartment boasts a bright and spacious open-plan kitchen, living, and dining area that overlooks the water allowing for a delightful view of the Bute East Dock waterplane. The kitchen is equipped with a range of base and eye-level units, along with integrated appliances like an electric oven, electric hob, extractor, and fridge freezer.

You'll find two generously sized double bedrooms, including a stunning Master Bedroom with its own chic ensuite shower room. The main bathroom is complete with a shower over a panel bath.

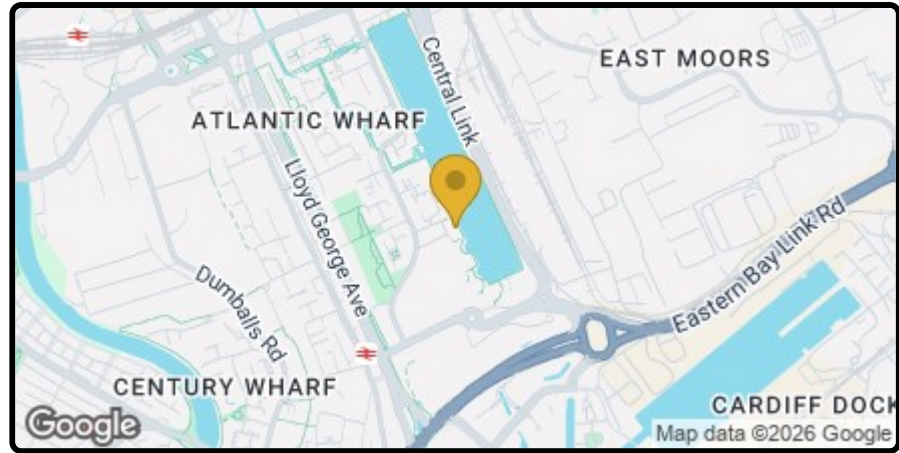
Further benefits include an allocated parking space, video entry intercom, an air filtration system and sprinkler and smoke detection system as well as electric heating.

Offered with No Onward Chain

Disclaimer - Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Key Executive Sales

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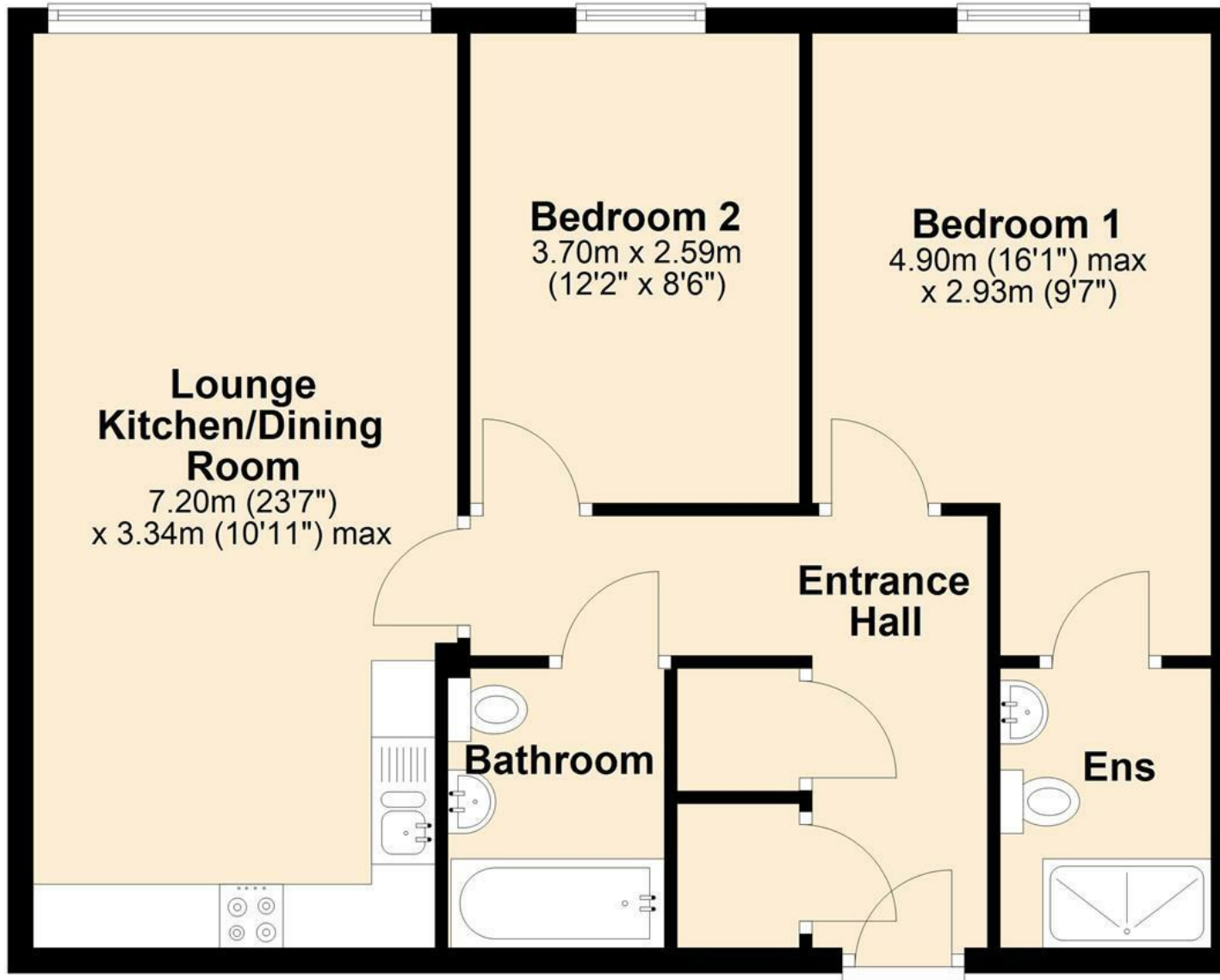


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)