



ADVENTURERS QUAY  
CARDIFF BAY  
CARDIFF CF10 4NR

ASKING PRICE OF

**£325,000**



THREE BEDROOM TOWN HOUSE



**3**



**2**



**2**



**1**

\*\*MID-TERRACED TOWN HOUSE IN ADVENTURERS QUAY\* NO CHAIN\*\* MGY are delighted to bring to market this three bedroom townhouse situated in the sought after gated development, Adventurers Quay. The spacious property is within walking distance of Mermaid Quay, with its many bars, shops and restaurants, and within walking distance to the Millennium Centre. The accommodation is split over three floors and briefly comprises entrance hallway and kitchen/breakfast room to the ground floor. To the first floor there is one double bedroom, main bathroom and lounge. To the second floor there is two additional double bedrooms - one with ensuite shower room. The property further benefits from a large low maintenance rear garden, garage, driveway, visitor parking, and double glazing and gas central heating throughout. \*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,550 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM THREE**

9' 6" x 18' 9" (2.90m x 5.72m)  
Continuation of laminate flooring. Power points. Radiator. Pendant light fitting. Double glazed uPVC window to rear aspect.

#### **SECOND FLOOR**

Carpeted flooring. Doors to master bedroom and bedroom two. Storage cupboard.

#### **MASTER BEDROOM**

18' 8" x 12' 7" (5.70m x 3.86m)  
Double glazed uPVC floor to ceiling windows, to front aspect. Ample natural daylight. Large double bedroom. Laminate flooring. Fitted floor to ceiling wardrobes, with ample storage. Pendant light fitting. Radiator. Door to:-

#### **ENSUITE SHOWER ROOM**

6' 11" x 6' 3" (2.13m x 1.93m)  
Large walk in shower, with mains shower over and glass screen with tiled splashback. Pedestal wash hand basin, with mixer tap over. W.C. Large wall mounted mirror. Feature heated towel rail. Vinyl flooring. Pendant light fitting.

#### **BEDROOM TWO**

18' 8" x 9' 9" (5.70m x 2.99m)  
Double glazed uPVC floor to ceiling windows, to rear aspect. Ample natural daylight. Large double bedroom. Carpeted flooring. Pendant light fitting. Radiator.

#### **OUTSIDE**

Front - Paved driveway with space for off road parking  
Rear - Low maintenance rear garden with ample sun all day. Fenced and wall borders. Accessed from the kitchen.

#### **GARAGE**

Large internal garage, with up and over door. Power and lighting.

#### **TENURE**

MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Service charges of £3,000 per annum, which includes water rates, building insurance, fob access, onsite caretaker, external security and CCTV, maintenance of external communal areas, refuse disposal, secure gated fob access to visitor parking, parking management and security video entry intercom system. Ground rent £100 per annum.

#### **ENTRANCE HALL**

Entered via front door leading from driveway. Laminate flooring. Two pendant light fittings. Door to kitchen/breakfast room. Wall mounted video entry intercom system. Radiator. Stairs rising to first floor.

#### **KITCHEN/BREAKFAST ROOM**

18' 9" x 11' 0" (5.72m x 3.37m)  
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring gas hob with stainless steel extractor hood over. Integrated appliances such as oven. Space and plumbing for washing machine and fridge freezer. Spotlights to ceiling. Double glazed uPVC windows to rear aspect. Double glazed uPVC French doors leading to rear garden. Tiled flooring and partly tiled walls. Space for dining. Radiator.

#### **FIRST FLOOR LANDING**

Carpeted flooring. Doors to lounge, bathroom and bedroom. Carpeted stairway to second floor.

#### **LOUNGE**

18' 9" x 12' 5" (5.73m x 3.80m)  
Double glazed uPVC floor to ceiling windows, to front aspect. Ample natural daylight. Laminate flooring. Alcoves. TV Aerial point. Telephone point. Pendant light fitting. Radiator.

#### **BATHROOM**

7' 0" x 8' 11" (2.15m x 2.74m)  
Panelled bath with mains powered shower over. Pedestal wash hand basin with mixer tap over. W.C. Wall mounted mirror. Vinyl flooring. Part tiled walls. Pendant light fitting. Radiator. Extractor.

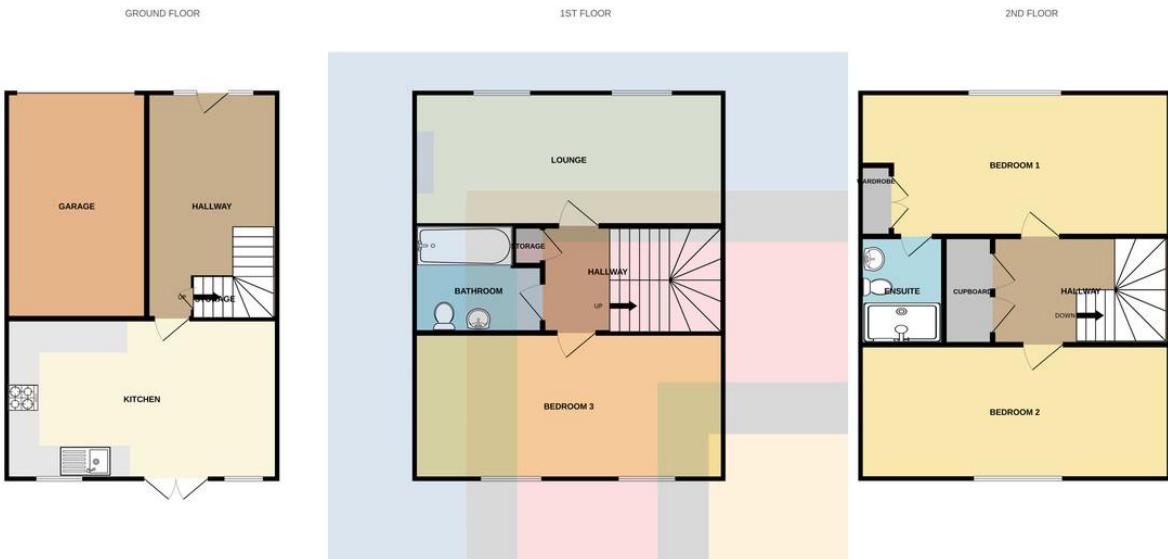


**M G Y . C O . U K**

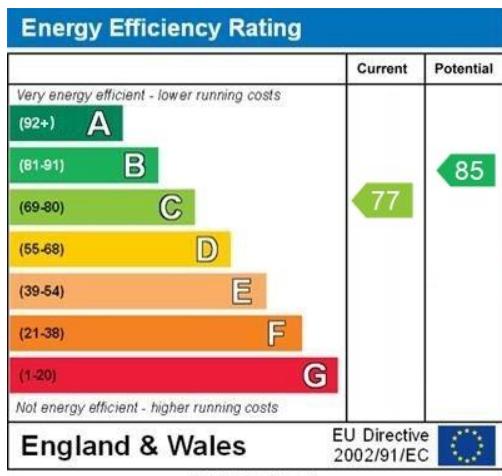
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