




Sheppard
& Bear

Windsor Esplanade | | Cardiff | CF10 5BG

£675,000


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Standing proud on Windsor Esplanade of Cardiff, this exquisite townhouse offers a perfect blend of modern living and coastal charm. Spanning an impressive 1,502 square feet, the property boasts four bedrooms, although it is currently used as a three-bedroom home with an additional versatile reception room.

Upon entering, you are greeted by a beautifully reconfigured kitchen dining room, which now features an improved layout and stunning sea views. The ground floor also includes a utility room and a convenient WC, both of which have been thoughtfully remodelled to enhance the functionality of the space.

As you ascend to the first floor, you will find a spacious living room with media wall and electric fire. Glass windows and doors open onto a delightful balcony, offering breathtaking views of the sea. This level also

- 4 bedrooms, versatile layout
 - Spacious living room, balcony
 - Master bedroom, en-suite, balcony
 - Security intercom gated parking
 - Close to Mermaid Quay
- Modern kitchen with sea views
 - Hotel-like bathroom suite
 - Landscaped low-maintenance garden
 - Garage, rear access
 - Easy access to M4 motorway

Kitchen Diner

17'0" x 18'4" (5.19m x 5.58m)

Hall and rear porch

Bedroom 4 / reception room

10'9 x 8'8 (3.28m x 2.64m)

Utility

7'7 x 3'3 (2.31m x 0.99m)

WC

First floor landing

Lounge

16'1 x 12'1 (4.9m x 3.68m)

Balcony

17'3 x 4'9 (5.26m x 1.45m)

Bedroom three

8'6 x 8'5 (2.59m x 2.57m)

Second floor landing

Bedroom one

14'0 x 11'8 (4.27m x 3.56m)

Balcony

En-suite shower room

8'2 x 7'0 (2.49m x 2.13m)

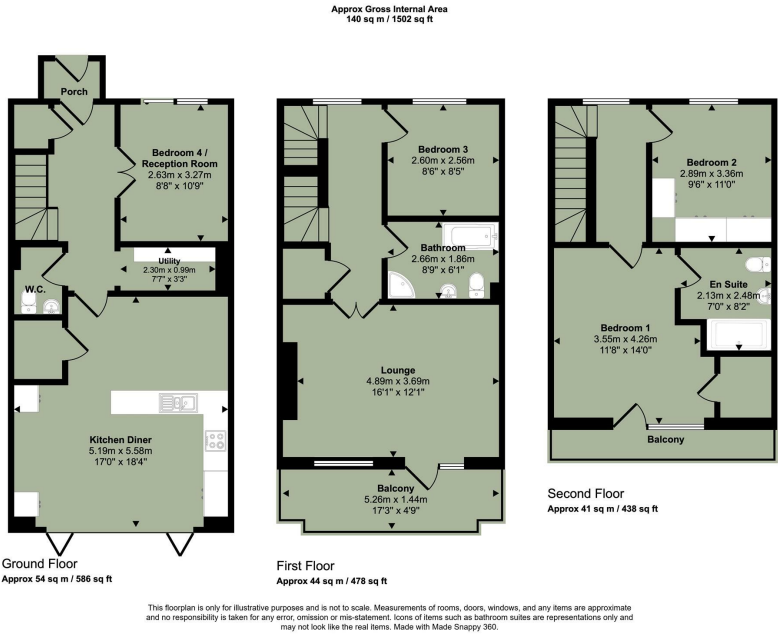
Bedroom two

11'0 x 9'6 (3.35m x 2.9m)

Front garden

Rear garden

Garage and parking space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Council Tax Band H
EPC Rating C

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