Campbell Drive

WINDSOR QUAY, CARDIFF BAY, CF11 7TQ

GUIDE PRICE £220,000

Hern & Crabtree



Campbell Drive

This two storey, three bedroom duplex apartment situated alongside the wonderful Cardiff Bay trail and promenade, within easy reach of the attractions & scenery that Cardiff Bay has to offer.

This spacious property is offered for sale with no onward chain and could offer a quick sale for the motivated buyer!

The accommodation is split over two floors, with the spacious, light open plan lounge/ dining room and kitchen occupying the first floor and the second floor hosting the three bedrooms, ensuite shower room and family bathroom. Conveniently, the property does offer allocated parking for one and there is visitor parking available.

Campbell Drive, is an attractive small development and offers easy access to a plethora of amenities, including bars and restaurants, the Wales Millennium Centre, Red Dragon centre, Sports Village, Taff trail and barrage, there is a train station within easy reach with fantastic commuting links and the M4 is also within minutes reach.











Approx 1195.00 sq ft

Council Tax Band: E

Communal entrance
Communal security entrance with staircase rising to all floors.

Entrance porch
Panelled door to the entrance porch. Double glazed window. Panelled internal door to:

Inner hall
Wall mounted electric heater. Telephone entrance system. Two ceiling light points. Staircase rising to the first floor with newel posts and spindles. Door to understairs storage cupboard. Smoke detector. Two panelled doors provide access to the open plan lounge/ dining room.

Lounge/ dining room
A light and spacious L shaped, open plan lounge/ dining room. Dual aspect with double glazed windows to the front and side elevations offering excellent light into the reception areas, Double glazed French doors give access to the Juliette balcony. Two wall mounted electric heaters. Three ceiling light points. TV aerial point.

Kitchen
A range of matching wall and base units with cupboards and drawers offering storage facilities with wood effect doors and complementary work surfaces over. Stainless steel sink drainer unit with mixer tap. Built in electric oven with electric hob and cooker hood over. Space for fridge freezer. Plumbing for washing machine. Double glazed window. Walls are part tiled.

Landing
Access to the loft space. Doors to all bedrooms and bathroom.

Bedroom one
A light and spacious principle bedroom with two double glazed windows. Two ceiling light points. Archway to a useful dressing area, with space for wardrobes. Access to;

En suite
A three piece suite in white comprising: fitted shower cubicle, wash hand basin and WC. Extractor fan. Electric shaving point.

Bedroom two
A light, second double bedroom. Double glazed window. Wall mounted electric heater.

Bedroom three
Double glazed window, Built in storage. Wall mounted electric heater.

Bathroom
A three piece suite comprising: panelled bath with tiled splashback, pedestal wash hand basin and low level WC. Double glazed obscure window. Electric shaving point.

Parking
One allocated parking space. Visitor parking.

Tenure
Leasehold. 999 years from 1990 with 963 years remaining. £55 Annual ground rent. Approx £1,600 Annual service & maintenance charges.

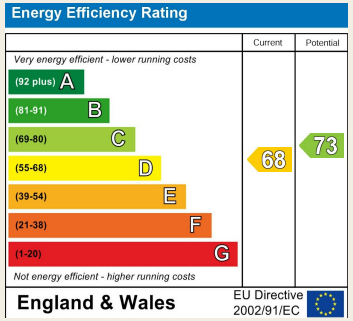
Additional Information
Council Tax Band E (Cardiff). EPC rating D.

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