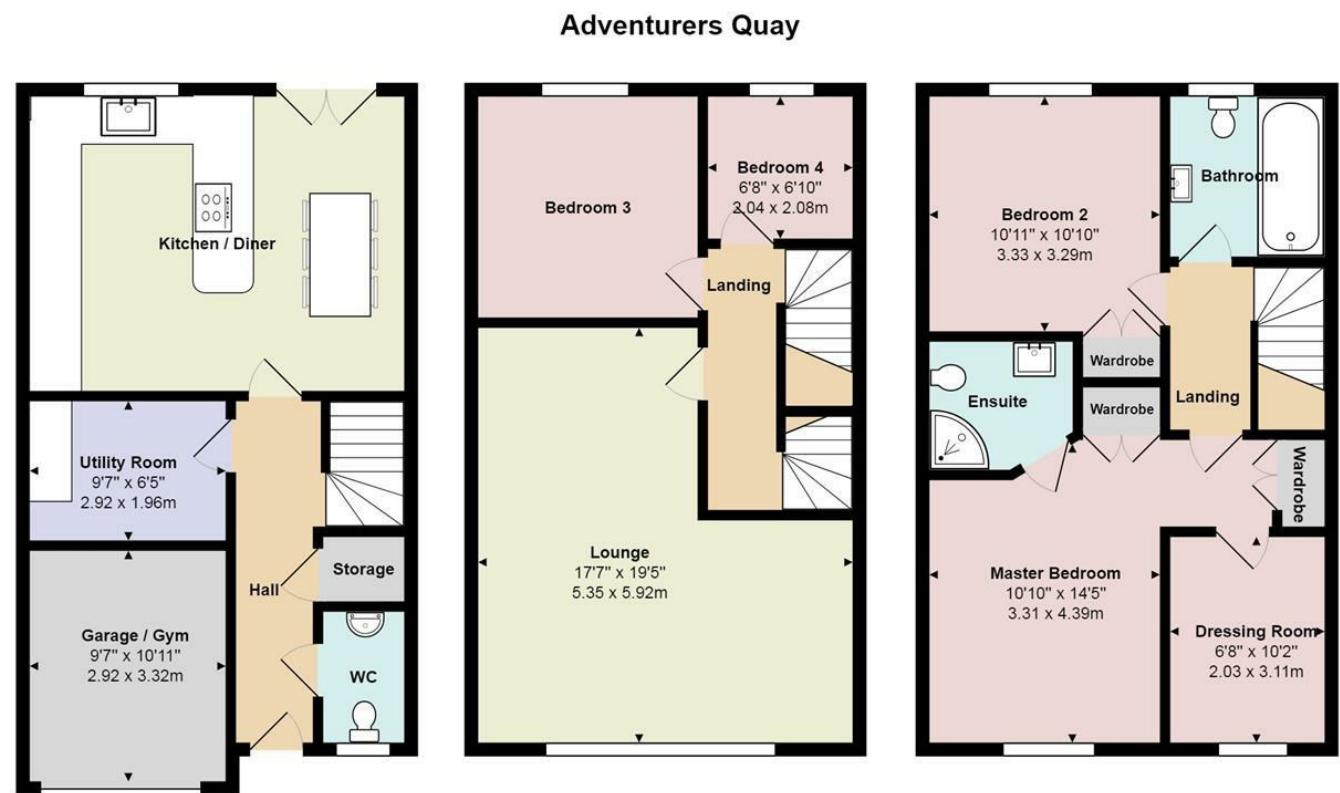


Adventurers Quay

4 Bedrooms - Cardiff - CF10 4NS - £399,950 Leasehold



Total Area: 1677 ft² ... 155.8 m²

All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale.
You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

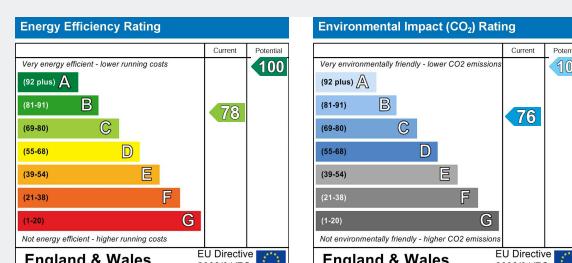
Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

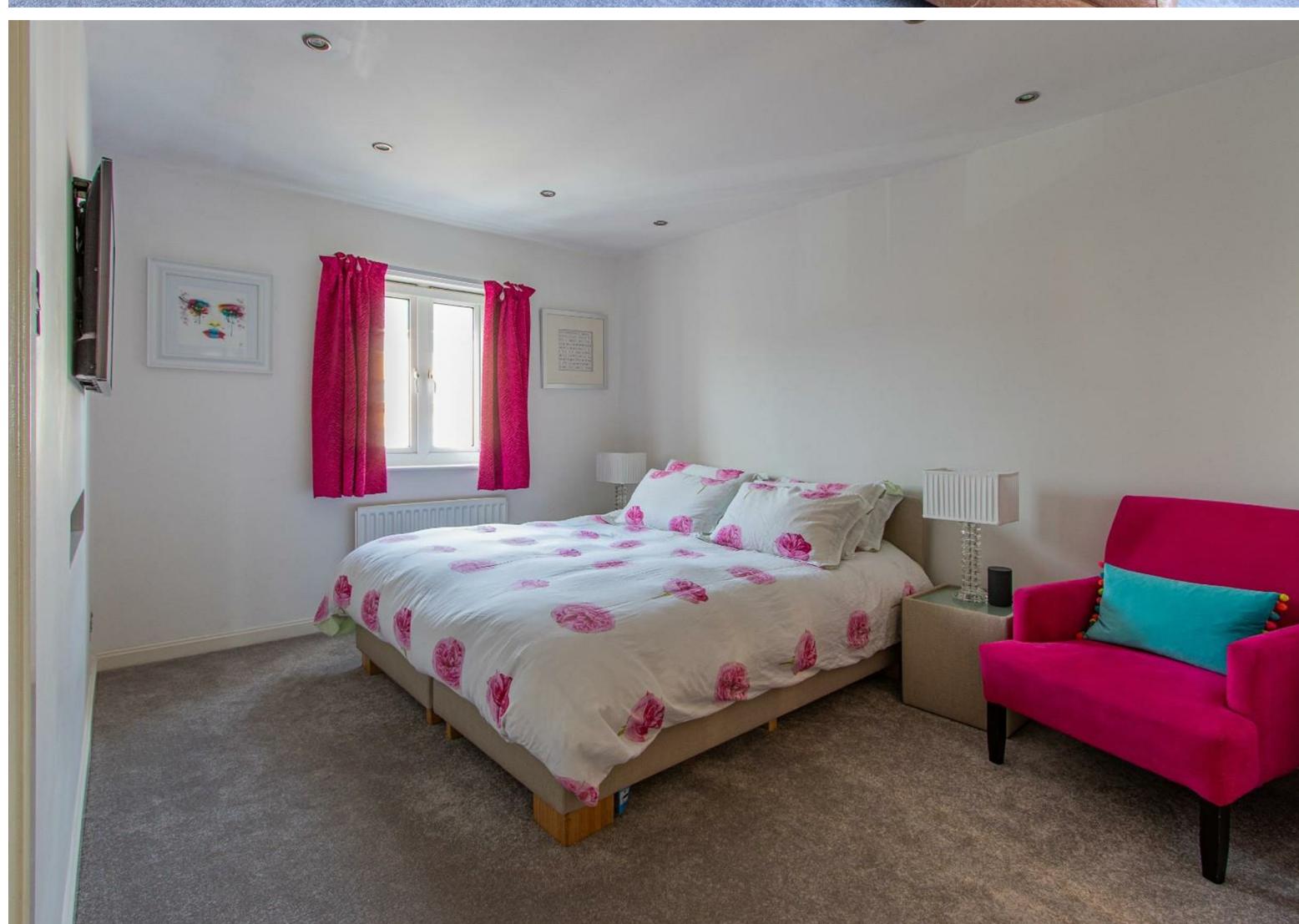
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Hall

Wood effect flooring, radiator, stairs to first floor, built in storage cupboard, door to

WC

Low level toilet, pedestal wash hand basin, tile floor, radiator, uPVC double glazed window to front

Utility

2.92m x 1.96m (9'6" x 6'5")

Carpeted floor, space for utilities and storage / shelving

Kitchen diner

5.42m x 4.25m (17'9" x 13'11")

Fantastic open plan space with contemporary handleless white gloss units, matching corian worktops, contrasting orange glass splashback, inset electric Miele hob, electric rising extractor fan, inset stainless steel sink with fitted waste disposal, integral dishwasher, freezer, and large fridge, fitted high level Miele Oven & Microwave, cupboard housing boiler, wine cooler, breakfast bar area, radiator, uPVC double glazed window and patio doors to garden, space for dining table

Landing

Carpeted floor, stairs to second floor

Lounge

5.34m x 5.84m (17'6" x 19'1")

Carpeted floor, two radiators, large uPVC double glazed window to front

Bedroom 3

3.47m x 3.20m (11'4" x 10'5")

Carpeted floor, radiator, uPVC double glazed window to rear

Bedroom 4

2.02m x 2.09m (6'7" x 6'10")

Carpeted floor, radiator, uPVC double glazed window to rear

Bedroom 2

3.33m x 3.29m (10'11" x 10'9")

Carpeted floor, radiator, uPVC double glazed window to rear, built in wardrobe

Bathroom

Modern fully fitted Porcelanosa bathroom with built in bath, mixer tap and fitted shower over, glass shower screen, toilet, wash hand basin vanity unit, uPVC double glazed window to rear, extractor fan, tiled floor, large fitted mirror

Master bedroom

3.31m x 4.39m (10'10" x 14'4")

Carpeted floor, radiator, uPVC double glazed window to front, built in double and single wardrobes, door to dressing room and ensuite

Dressing room

2.01m x 3.10m (6'7" x 10'2")

Carpeted floor, uPVC double glazed window to front, radiator

Ensuite

Modern fully fitted ensuite comprising walk in shower cubical with fitted shower, wash hand basin vanity unit, wall hung toilet, tiled floor and walls, heated towel rail, extractor fan

Loft

Loft access via drop down ladder, bordered floor ideal for storage

Garden

Fully enclosed rear garden with artificial turf, plant and flower borders

Parking

Drive to front allowing for 2 cars to park, plus additional visitor parking in the development

Garage / room

2.93m x 3.32m (9'7" x 10'10")

Accessed via up and over door, currently used as a home gym

Service charge

We have been informed the service charge is in the region of £1739 per year. This includes : water, building insurance, concierge, maintenance of communal areas.

Tenure

We have been informed that the property is leasehold with a 999 year from 25 Feb 1997

Ground Rent

We have been informed there is £50 ground rent per year





Located in the popular Adventurers Quay Gated development in Cardiff bay, is the stunning three storey 4 bedroom family home. Much loved and improved by the current owners, this property offers a spacious and contemporary interior. The accommodation offer a good size entrance hall, WC, utility room, fantastic modern kitchen diner, spacious lounge, 3 good size bedrooms, family bathroom and master bedroom complete with ensuite & dressing room. Further benefiting from a lovely rear garden and garage / storage room currently used as a home gym. Located in a short walk to Cardiff bay, the Barrage and local shops, restaurants in Mermaid Quay.

- 4 bedrooms
- Kitchen diner
- WC
- EnSuite master bedroom
- Driveway
- Utility
- Garage / gym

1677.00 sq ft

