

Adventurers Quay



Total Area: 1677 ft² ... 155.8 m²

All measurements are approximate and for display purposes only



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**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

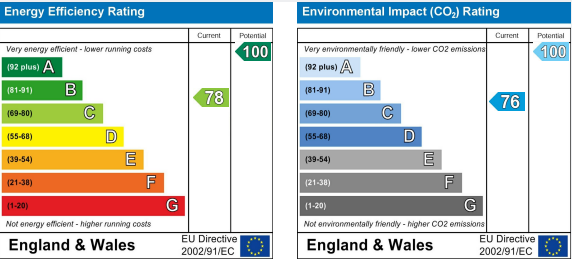
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# Adventurers Quay

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







**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 boarders

**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**

