

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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KESTELL DRIVE
WINDSOR QUAY



ENTRANCE PORCH

Enter via a newly fitted stylish composite front door, tiled floor.

LOUNGE

5.36m max x 3.66m (17'7" max x 12'72)

Spacious living room, window to front, stairs rise to the first floor, fitted bespoke bookcase/shelving, TV point, Telephone point, laminate flooring.

KITCHEN

3.66m x 3.58m max (12'72 x 11'9" max)

Modern range of white wall and base units with laminate worktop and inset Blanco one & half bowl sink & drainer with mixer tap and bevel tiled splash backs, built in oven, hob & cooker hood, space for fridge/freezer plus plumbed for washing machine, concealed combination boiler (installed 2019), window to rear with door to garden, fitted plate rack, room for table & chairs with built in wrap-around bend seating with lids providing storage.

FIRST FLOOR LANDING

Access to all rooms plus access to the loft.

BEDROOM 1

3.86m x 2.62m (12'8" x 8'7")

Double bedroom, bay window to front.

BEDROOM 2

3.84m x 2.59m (12'7" x 8'6")

Double bedroom, window to rear.

BATHROOM

Stylishly appointed modern white suite comprising a panel P shape bath with Mira shower over & glass screen, pedestal wash hand basin and close coupled wc, fully tiled and tiled floor, heated chrome towel rail, extractor fan, generous cupboard over the stairs.

GARDEN

Open frontage with lawn and shrub borders and a hard stand allowing off road parking, exterior light, side access with gate into a generous and enclosed rear garden - fenced, mainly laid to lawn with patio area, outside tap, wooden garden shed.

INFORMATION

We believe the property is Freehold.

Council Band D - £1,823.39

Development Quarterly Service Charge of £134.08 - January - June





KESTELL DRIVE

WINDSOR QUAY, CF11 7BF -
£250,000

 2 Bedroom(s)  1 Bathroom(s)  693.00 sq ft

Located on the popular Windsor Quay development is this modern end of link property. Beautifully presented internally. Boasting 2 genuine double bedrooms. Well situated for good shopping facilities at the nearby Cardiff Bay Retail Park. Briefly comprising an entrance porch, spacious living room - bespoke fitted book cases/shelving, modern fitted kitchen with room for table & chairs - built in oven, hob & hood. To the first floor the 2 double bedrooms and stylishly appointed bathroom - Mira shower over the bath. Complimented with upvc double glazing, gas central heating and a newly fitted stylish composite front door. With an open frontage including hard stand for off road parking and a generous enclosed garden at the rear with side access. Viewing highly recommended.



PROPERTY SPECIALIST

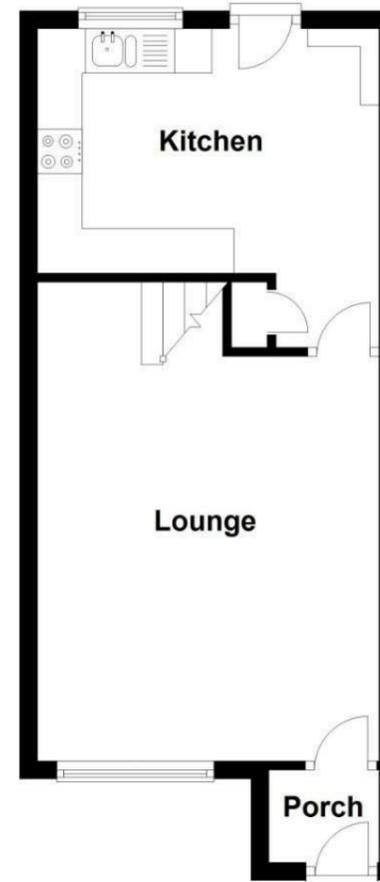
Mr Paul Davies
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Negotiator



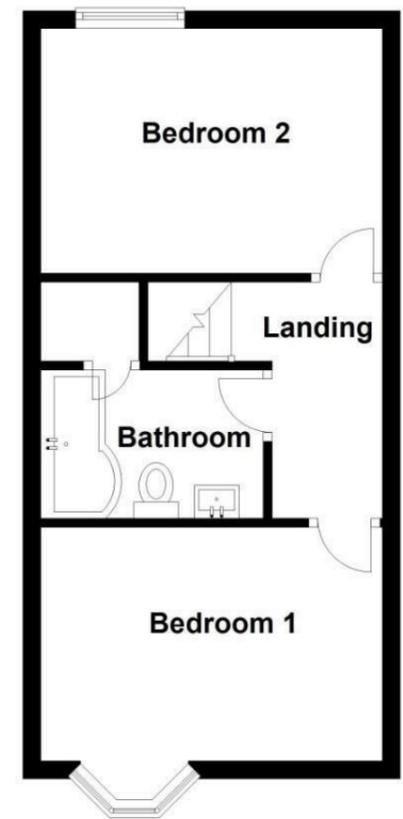


Kestell Drive, Cardiff

Ground Floor
Approx. 32.9 sq. metres (353.7 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	