

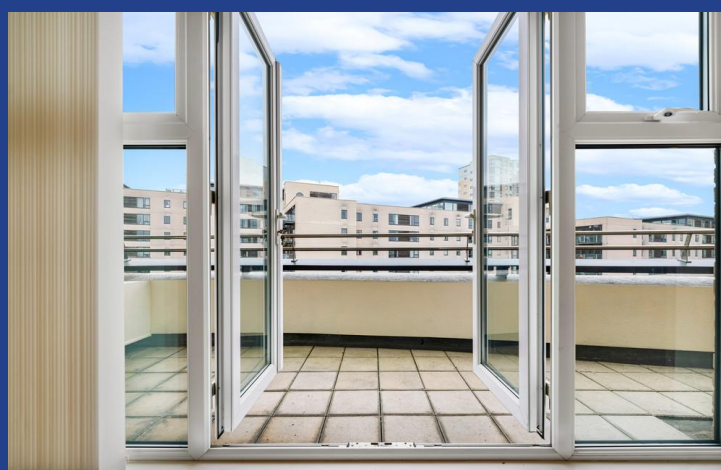
Adventurers Quay, Cardiff Bay, Cardiff, CF10 4NP



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£260,000



Two Bedroom Apartment

2

2

2

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Property Description

****PENTHOUSE APARTMENT WITH WATER VIEWS**** MGY are pleased to present for sale a spacious two bedroom, top floor apartment, in the much sought after gated development, Adventurers Quay. The accommodation comprises of entrance hall, open plan lounge/diner, fitted kitchen, master bedroom with en-suite, second double bedroom, bathroom and large terrace with water views. The property further benefits from double glazing throughout, an allocated parking space and visitor parking. No chain. Viewing highly recommended. NO CHAIN!

Tenure Leasehold

Council Tax Band G

Floor Area Approx 1,066 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway, with video entry intercom system. Laminate wood effect flooring. Smoke alarm. Wall mounted storage heater. Two storage cupboards, one housing hot water tank.

LOUNGE/DINER

30' 4" x 16' 2" (9.27m x 4.94m)
Entered via wooden double doors. Double glazed uPVC window to front and double doors leading to large terrace, with lovely water views. Laminate wood effect flooring. Two wall mounted storage heaters. TV Aerial point. Telephone point. Wooden double doors, leading to kitchen.

KITCHEN

11' 8" x 8' 0" (3.57m x 2.45m)
Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit lighting. Built in oven and four ring electric hob, with stainless steel extractor hood over. Space for fridge freezer and washer dryer. Extractor fan. Spotlights.

MASTER BEDROOM

15' 7" x 9' 2" (4.75m x 2.80m)
Large double glazed uPVC windows to rear. Carpeted flooring. Built in double wardrobe. TV Aerial point. Wall mounted storage heater. Door leading to:-

ENSUITE

8' 0" x 5' 2" (2.44m x 1.59m)
Tiled flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Large wall mounted mirror, with spotlights over. Extractor fan. Wall mounted storage heater.

BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.87m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. TV Aerial point. Wall mounted storage heater.

BATHROOM

8' 2" x 5' 5" (2.49m x 1.67m)
Tiled flooring. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Wall mounted mirror. Extractor fan. Wall mounted storage heater.

TERRACE

Large paved terrace, with great water views. Accessed from the living room.

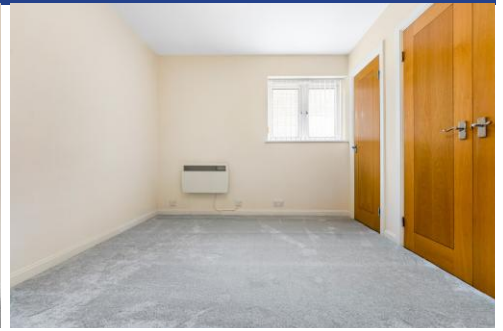
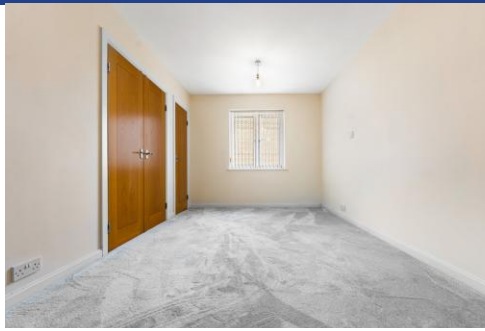
PARKING

Secure gated access to one allocated parking space. Visitor parking.

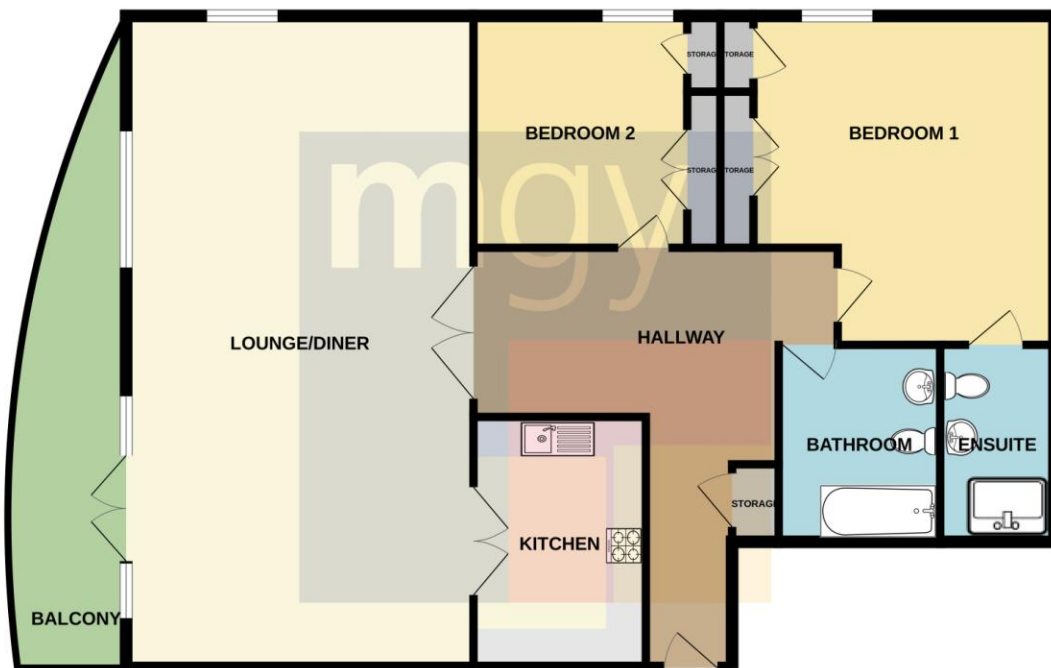
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1997. Service Charges of £4,007.50 per annum, which includes water rates, building insurance, lift maintenance, fob access, onsite caretaker, maintenance of internal and external communal areas, allocated parking space and visitor parking. Ground rent £50 per annum.

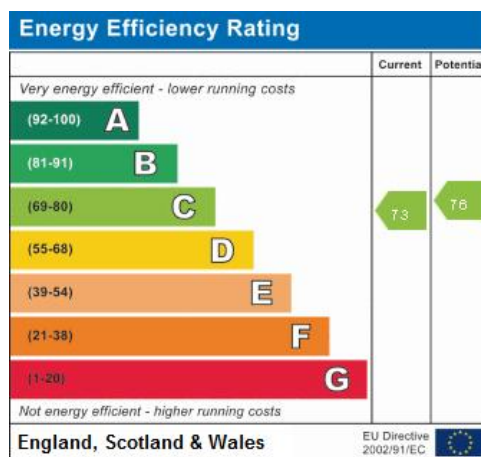
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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