

# Adventurers Quay, Cardiff Bay, Cardiff, CF10 4NP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£475,000**



Three Bedroom Town House

3

3

3

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# Property Description

**\*\*RARELY AVAILABLE - MAGNIFICENT WATERFRONT TOWNHOUSE\*\*** A truly magnificent three bedroom, three-storey townhouse, offering excellent living space, within the highly regarded, prestige and gated development of Adventurers Quay, Cardiff Bay. The exceptional property offers larger than average living space, with its fabulously appointed designer interior, which has had no expense spared by the present owner, providing spacious and luxurious accommodation. Added benefits of extended driveway, garage, sun terrace with a balcony, and gas central heating. Seldom available within Cardiff Bay. No chain. Early viewing recommended, to avoid disappointment.

**Tenure Leasehold**

**Council Tax Band F**

**Floor Area Approx 1,658 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via large modern frosted glass panelled door, with extended chrome handle and letter box. Spotlights over. Full alarm system. Spacious Hallway. Porcelain tiled flooring. Doors leading to kitchen/diner, garage and cloakroom. Wall mounted radiator. Carpeted stairway to first floor. with low level lighting. Wooden banisters.

## KITCHEN/DINER

19' 4" x 11' 3" (5.90m x 3.44m)

Double glazed uPVC Patio doors, leading to impressive sun terrace. Two additional double glazed uPVC windows to rear. Ample natural daylight. Porcelain tiled flooring. Wooden fitted units, with work surfaces incorporating underslung composite sink, with mixer tap and drainer. Ample storage. Five ring glass edged gas hob and extractor hood over, with spotlights. Dining area. Spotlights.

## SUN TERRACE

South facing, waterfront sun terrace, with stunning water views. Brick surround. Accessed from the kitchen/diner.

## FIRST FLOOR

Carpeted flooring. Doors leading to living room, bedroom three and bathroom. Large storage cupboard, housing hot water tank. Carpeted stairway to second floor, with low level lighting. Wooden banisters Spotlights.

## LIVING ROOM

19' 4" x 11' 3" (5.90m x 3.44m)

Double glazed uPVC patio doors, leading to large decked balcony. Fantastic water views and ample sun. Additional floor to ceiling windows to rear. Ample natural daylight. Inset storage, with mood lighting. Carpeted flooring. Concealed curtain lighting. Wall mounted vertical designer radiator, with chrome adjustments. In-ceiling speakers. TV Aerial point. Telephone point. Coving to ceiling. Spotlights.

## BALCONY

Large decked balcony, with stunning water views and ample sun. Accessed from the living room.

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## BEDROOM THREE

14' 4" x 9' 4" (4.37m x 2.87m)

Double glazed uPVC floor to ceiling windows to front. Large double bedroom. Carpeted flooring. Two built in double wardrobes, with internal lighting. TV Aerial point. Spotlights.

## BATHROOM

9' 11" x 7' 1" (3.03m x 2.16m)

Obscure double glazed uPVC window to front. Tiled floor and partially tiled walls. Panelled bath with hot and cold tap. Pedestal wash hand basin, with hot and cold tap. W.C. Heated towel rail. Shaver points. Spotlights.

## SECOND FLOOR

Carpeted flooring. Doors leading to master bedroom, bedroom two and bedroom four. Large airing cupboard. Access to large insulated loft. Wooden banisters. Spotlights.

## MASTER BEDROOM

19' 4" x 11' 3" (5.90m x 3.44m)

Double glazed uPVC floor to ceiling windows to rear. Unique high ceiling. Ample natural daylight. Large double bedroom. Carpeted flooring. Fitted floor to ceiling wardrobes, with glass fronted edges and ample storage. Wall mounted radiator. TV Aerial point. Spotlights.

## ENSUITE

7' 4" x 5' 10" (2.24m x 1.80m)

Tiled flooring. Fully tiled walls. Large walk in shower cubicle, with shower attachment and glass screen. Pedestal wash hand basin with hot and cold tap. W.C. Large wall mounted mirror, with lighting. Heated towel rail. Shaver points. Spotlights.

## BEDROOM TWO

14' 4" x 9' 4" (4.37m x 2.87m)

Double glazed uPVC floor to ceiling windows to front. Unique high ceiling. Large double bedroom. Carpeted flooring. Wall mounted radiator. TV Aerial point. Spotlights.

## ENSUITE

Tiled flooring. Fully tiled walls. Large walk in shower cubicle, with shower attachment and glass screen. Pedestal wash hand basin with hot and cold tap. W.C. Large wall mounted mirror, with lighting. Heated towel rail. Shaver points. Spotlights.

## GARAGE

17' 8" x 9' 4" (5.41m x 2.87m)

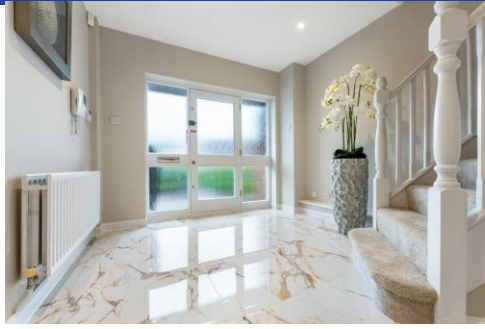
Large integral garage, with roller door. Power sockets. Further access from lockable door, into hallway space. Extended block paved driveway, with space for two cars. Two additional visitor permits.

## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1997.



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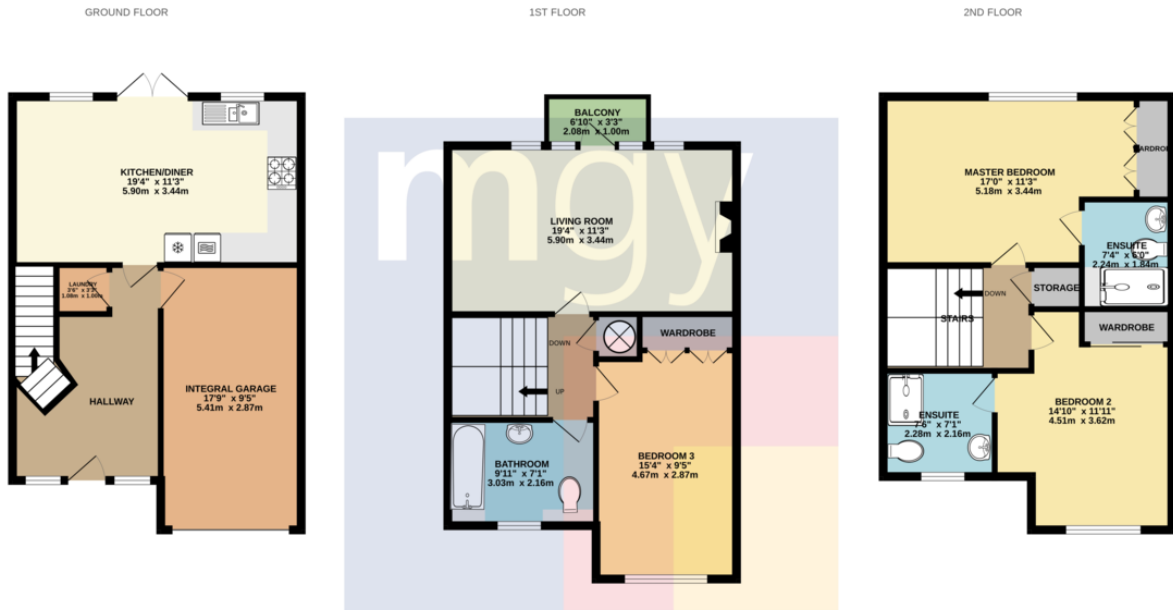




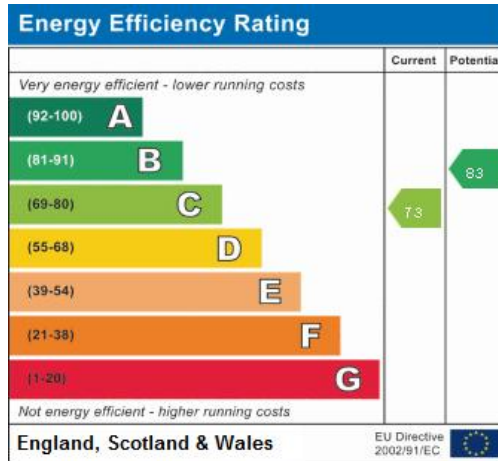
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Cardiff 029 2046 5466

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



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