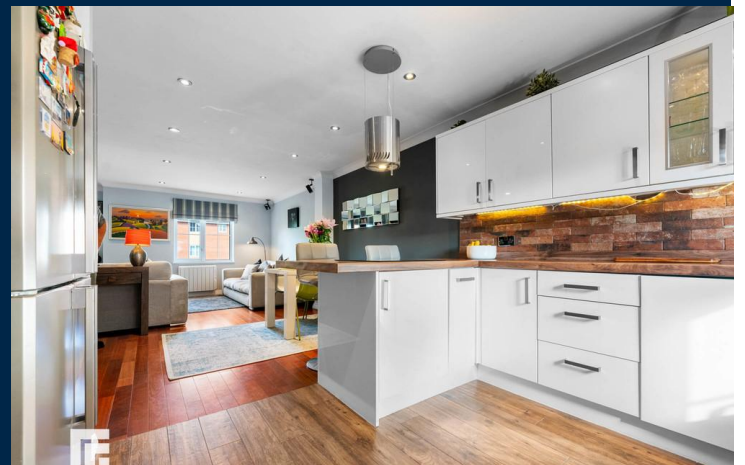




CLAYMORE PLACE
WINDSOR QUAY
CARDIFF BAY CF11 7JJ

ASKING PRICE OF
£250,000



THREE BEDROOM MAISONETTE APARTMENT



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****RARELY AVAILABLE, THREE-BEDROOM, MAISONETTE APARTMENT* NO CHAIN****
MGY are delighted to bring to market this immaculate and rarely available maisonette apartment in Cardiff Bay. The property is situated in a cul-de-sac within the Windsor Quay development and is close to Cardiff Bay Retail Park. Mermaid Quay is also a stones throw away, offering a large variety of bars, shops and restaurants. The spacious accommodation briefly comprises entrance hall, large lounge/diner and modern kitchen to the ground floor, and three bedrooms, master with en-suite and modern family bathroom to the first floor. The property further benefits from double glazing throughout, a Juliette balcony, an allocated parking space and visitor parking.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,082 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Wood flooring. Spotlights. Door to lounge/diner. Stairs rising to first floor.

LOUNGE/DINER

19' 3" x 19' 1" (5.87m x 5.83m)
Open plan lounge/diner. Wood flooring. Spotlights. Double glazed window to front aspect. Electric heater. Power points. TV and telephone point. Opening to :-

KITCHEN

13' 4" x 11' 2" (4.08m x 3.41m)
Porcelain tiled flooring with underfloor heating. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over and electric hob with extractor above. Tiled splashback. Integrated appliances such as dishwasher, washing machine, oven and grill. Space for fridge/freezer. Spotlights. Under counter lighting. Breakfast bar with stool seating. Double glazed window to rear aspect.

FIRST FLOOR

Carpet to stairs and landing. Pendant light fitting. Doors to all bedrooms family bathroom, and storage cupboard.

MASTER BEDROOM

15' 1" x 12' 0" (4.62m x 3.67m)
Carpet to floor. Pendant lighting. Two double glazed windows. Electric heater. Fitted wardrobes. Power points. Door to :-

EN-SUITE

7' 1" x 5' 0" (2.16m x 1.53m)
Fully tiled walls and flooring. Spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with mains powered shower over. Wall mounted mirror.

BEDROOM TWO

12' 10" x 10' 7" (3.92m x 3.25m)
Carpet to floor. Pendant lighting. Double glazed window. Power points. Electric heater.

BEDROOM THREE

12' 10" x 7' 1" (3.92m x 2.18m)
Carpet to floor. Pendant lighting. Electric heater. Double glazed window. Power points.

BATHROOM

Tiled flooring and fully tiled walls. Spotlights with additional pendant lighting. WC. Wall mounted wash hand basin with mixer tap over. Bath with hot and cold tap over and mains powered shower with handheld attachment above. Feature wall mirror with shelf.

PARKING

One allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1990. Service charges of £1,333.24 per annum, which includes building insurance, security entry intercom system, maintenance of external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking Ground rent £55 per annum.



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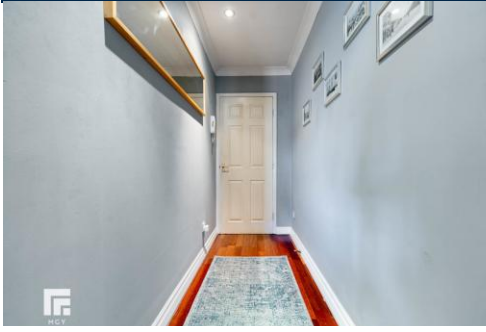


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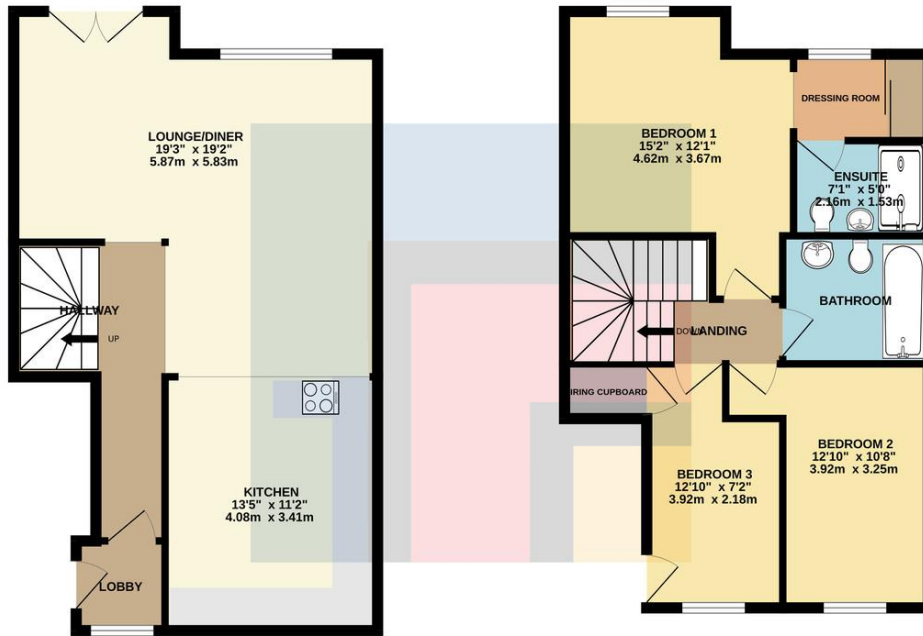
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SECOND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

THIRD FLOOR
534 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.6 sq.m.) approx.

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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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