



**ADVENTURERS QUAY**  
CARDIFF BAY  
CARDIFF CF10 4NS

ASKING PRICE OF  
**£375,000**



**END-TERRACED TOWN HOUSE**



**3**



**2**



**3**



**2**

**\*\*MODERN, END-TERRACED TOWN HOUSE IN ADVENTURERS QUAY\* NO CHAIN\*\*** MGY are delighted to bring to market this superb and immaculately presented three bedroom townhouse situated in the sought after gated development, Adventurers Quay. The spacious property is within walking distance of Mermaid Quay, with its many bars, shops and restaurants, and within walking distance to the Millennium Centre. The accommodation is split over three floors and briefly comprises entrance hallway, WC, kitchen/breakfast room and dining to the ground floor. To the second floor there is one double bedroom, main bathroom and lounge. To the second floor there is two additional double bedrooms - one with ensuite shower room. The property further benefits from a large low maintenance rear garden, driveway, visitor parking, and double glazing and gas central heating throughout. \*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,356 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from driveway. Laminate flooring. Two pendant light fittings. Doors to downstairs W.C, dining room, kitchen/breakfast room and storage cupboard. Power points. Wall mounted video entry intercom system. Radiator. Stairs rising to first floor.

#### **KITCHEN/BREAKFAST ROOM**

16' 4" x 11' 9" (4.98m x 3.60m)  
Laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and five ring gas hob with stainless steel extractor hood over. Integrated 'NEFF' appliances such as oven, microwave, fridge/freezer and washing machine. Central island with granite worktop and flush fitting pop up power socket. Wine cooler and storage beneath. Space for stool seating. Additional under stair storage cupboard. Power points. Spotlights to ceiling. Double glazed uPVC window to rear aspect. Double glazed uPVC French doors leading to rear garden. Radiator.

#### **DOWSTAIRS WC**

Continuation of laminate flooring. Double glazed uPVC obscure window to front aspect. Pendant light fitting. Radiator. WC. Pedestal wash hand basin with mixer tap over. Tiled splashback. Extractor.

#### **DINING ROOM**

13' 1" x 7' 8" (4.00m x 2.34m)  
Continuation of laminate flooring. Pendant light fitting with additional spotlights and wall lighting. Radiator. Power points.

#### **FIRST FLOOR**

Carpet to stairs. Laminate flooring to landing. Double glazed uPVC window to side aspect. Pendant light fitting and additional spotlight. Doors to one bedroom, bathroom and lounge. Stairs rising to second floor.

#### **LOUNGE**

17' 1" x 15' 7" (5.23m x 4.76m)  
Laminate flooring. Two pendant light fittings. Two radiators. Two double glazed uPVC windows to front aspect with fitted shutter blinds. Power points. Media wall with inset electric fire and storage with spotlights above.

#### **BATHROOM**

6' 2" x 8' 5" (1.90m x 2.59m)  
Newly refurbished. Marble effect tiled flooring with partially tiled walls. LED touch screen mirror. WC. Vanity wash hand basin with mixer tap over and storage beneath. Tiled splashback. Panelled bath with hot and cold tap over and mains powered shower above with additional handheld shower attachment. Spotlights. Double glazed uPVC obscure window to rear aspect. Heated towel rail.

#### **BEDROOM THREE**

8' 6" x 9' 11" (2.60m x 3.04m)  
Continuation of laminate flooring. Power points. Radiator. Pendant light fitting. Double glazed uPVC window to rear aspect.



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## SECOND FLOOR

Carpet to stairs. Laminate to landing. Doors to two additional bedrooms and storage cupboard which houses boiler. Pendant light fitting. Loft hatch.

## MASTER BEDROOM

15' 5" x 15' 9" (4.70m x 4.81m)

Laminate flooring. Two double glazed uPVC windows to front with fitted shutter blinds. Three pendant light fittings. Radiator. Power points. Door to :-

## ENSUITE SHOWER ROOM

5' 2" x 8' 8" (1.59m x 2.66m)

Marble effect tiled flooring and partially tiled walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Tiled splashback. Spotlights. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Extractor. Heated towel rail. LED touch screen mirror.

## BEDROOM TWO

8' 6" x 16' 6" (2.61m x 5.03m)

Continuation of laminate flooring. Two double glazed uPVC windows to rear aspect with fitted shutter blinds. Pendant light fitting. Radiator. Power points.

## OUTSIDE

Front - Paved driveway with space for one car  
Rear - Low maintenance rear garden. Larger than average with ample sun all day. Patio. Wall border. Bespoke contemporary planters. External lighting and power point. Outside garden tap and shed. Accessed from the kitchen and secure side gate access.

## PARKING

Secure gated fob access. One off road parking space. Ample visitor parking.

## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1997. Service charges of £3,534.85 per annum, which includes water rates, building insurance, fob access, onsite caretaker, external security and CCTV, maintenance of external communal areas, refuse disposal, secure gated fob access to visitor parking, parking management and security video entry intercom system. Ground rent £50 per annum.



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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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