



**CLAYMORE PLACE**  
WINDSOR QUAY  
CARDIFF CF11 7JJ

OFFERS IN EXCESS OF  
**£230,000**



### GROUND FLOOR MAISONETTE



**3**



**2**



**2**



**1**

**\*\*RARELY AVAILABLE, THREE BEDROOM, TWO STOREY 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 Claymore Place within the popular Windsor Quay development and is within walking distance to Cardiff Bay Retail Park. Mermaid Quay is also close by, offering a large variety of bars, shops and restaurants. The spacious accommodation briefly comprises entrance hall, large living area 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, French doors to paved outside area, an allocated parking space and visitor parking.

#### ENTRANCE PORCH

5' 7" x 4' 7" (1.71m x 1.42m)

Entered via wooden door with security spy hole. External lighting. Newly fitted wood effect laminate flooring. Porch area with additional door leading to large hallway.

#### HALLWAY

8' 0" x 3' 7" (2.44m x 1.10m)

Newly fitted laminate wood effect flooring. Coving to ceiling. Door leading to living room.

#### LIVING ROOM

21' 2" x 19' 1" (6.47m x 5.84m)

Large living room. Double glazed French doors leading to paved outside space with windows alongside to rear. Carpeted flooring. TV Aerial point. Telephone point. Modern slimline thermostat controlled storage heaters. Under stair storage cupboard. Coving to ceiling. Carpeted stairway leading to first floor. Door leading to modern kitchen.

#### KITCHEN

11' 4" x 10' 10" (3.47m x 3.31m)

Separate modernised kitchen. Double glazed uPVC windows to front. Large modern fitted kitchen, with ample storage. Tiled flooring. Part tiled walls. Wall and base units, with work surfaces, incorporating two circular stainless steel sinks. Built in oven and four ring electric hob with extractor hood over. Space for fridge freezer, dishwasher and washing machine.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,184 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR LANDING

Carpeted flooring. Doors leading to bedrooms and bathroom. Storage cupboard, housing hot water tank.

#### MASTER BEDROOM

12' 6" x 12' 1" (3.83m x 3.69m)

Double glazed uPVC windows to rear. Carpeted flooring. Built in double wardrobe. TV Aerial point. Modern slimline thermostat controlled storage heater. Door leading to:-

#### ENSUITE

6' 10" x 5' 3" (2.09m x 1.62m)

Modernised en-suite. Tiled flooring. Part tiled walls. 3-piece suite comprising vanity enclosed wash hand basin, W.C and shower cubicle. Wall mounted mirror. Extractor fan. Heated towel rail.

#### BEDROOM TWO

13' 0" x 9' 7" (3.97m x 2.93m)

Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Modern slimline thermostat controlled storage heater.

#### BEDROOM THREE

12' 1" x 7' 2" (3.69m x 2.19m)

Double glazed uPVC windows to front. Carpeted flooring. Modern slimline thermostat controlled storage heater.

#### BATHROOM

8' 2" x 6' 9" (2.50m x 2.07m)

Modernised bathroom. Tiled flooring. Part tiled walls. White 3-piece suite comprising pedestal wash hand basin, W.C, panelled bath with shower over and glass shower screen. Extractor fan. Heater.



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## OUTSIDE AREA

Paved seating area. Accessed from the living room.

## PARKING

An allocated parking space. Visitor parking.

## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1995. Service charges of £1,650.12 per annum, which includes building insurance, maintenance of external communal areas, refuse disposal, an allocated parking space and visitor parking. Ground rent £55 per annum.

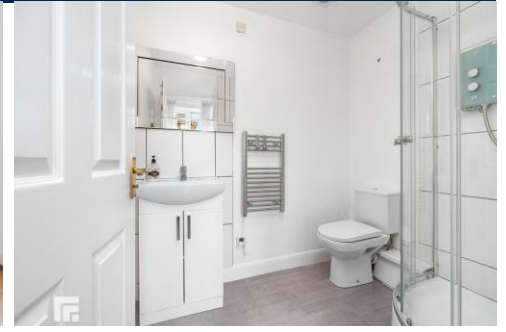




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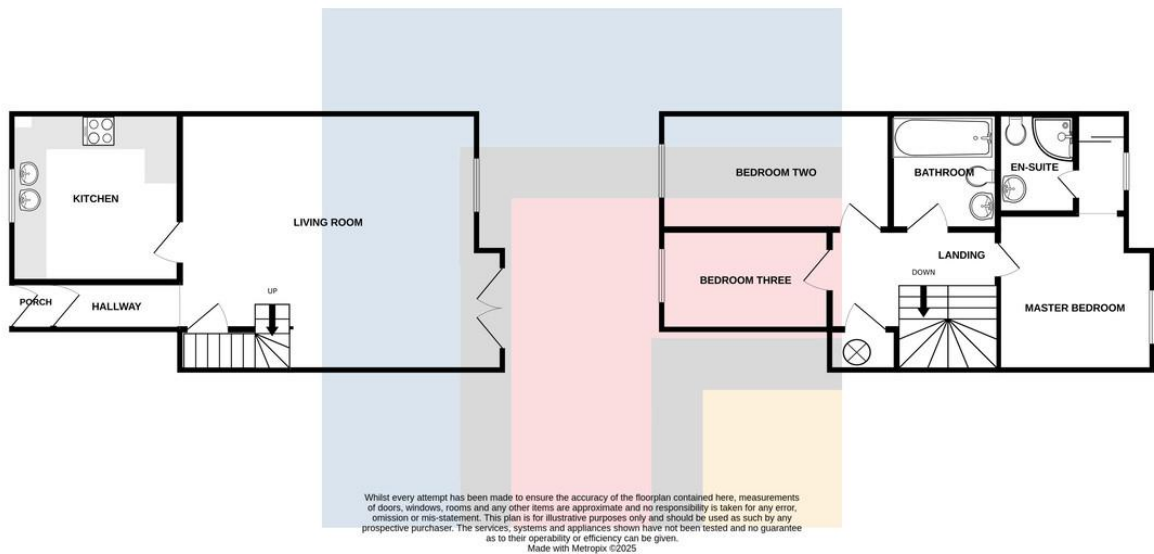


# 5 CLAYMORE PLACE, WINDSOR QUAY, CARDIFF CF11 7JJ





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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