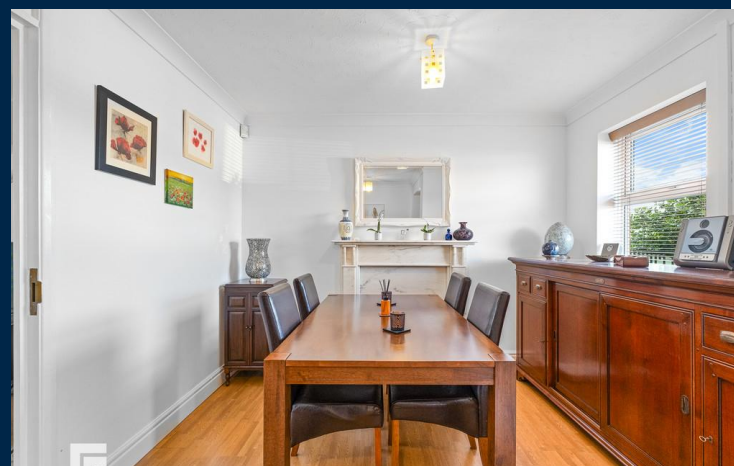
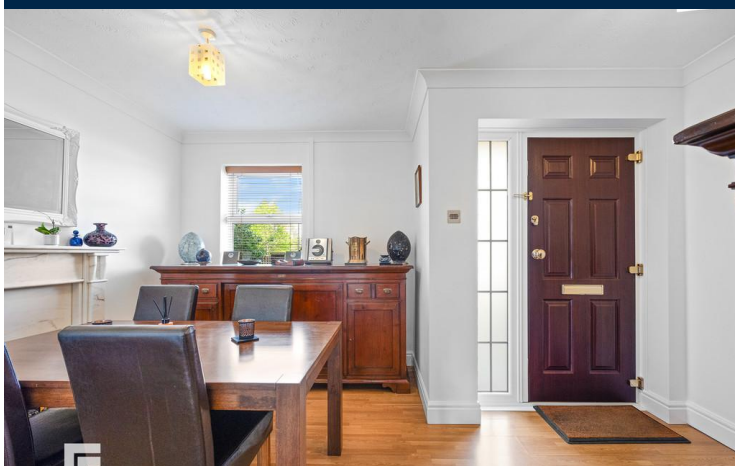




**SCHOONER WAY
ATLANTIC WHARF
CARDIFF
CF10 4EQ**

ASKING PRICE OF
£325,000



FOUR BEDROOM TOWN HOUSE



4



2



3



2

****RARELY AVAILABLE, FOUR BEDROOM, THREE STOREY TOWN HOUSE WITH WATER VIEWS**** MGY are pleased to bring to market this superb townhouse located within the popular Schooner Way development in Atlantic Wharf. The spacious property is within walking distance to the City Centre and Cardiff Bay. The accommodation briefly comprises front entrance to dining room, kitchen, W.C and pantry to the ground floor, living room with balcony, bathroom and large double bedroom to the first floor and three additional bedrooms, master with en-suite/wet room to the second floor. The property further benefits from fantastic water views, a low maintenance rear garden with ample sun, an allocated parking space and visitor parking to the rear, gas central heating and double glazing throughout. ***Viewing highly recommended***

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,044 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Schooner Way development is situated in a fantastic location. It is within walking distance to the City Centre, with numerous coffee shops, bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres. A great location to enjoy the vibrant city. Cardiff Central train station and public transport is also within close proximity, linking to surrounding areas of Cardiff.

FRONT

Entered via fully paved front garden with brick surround. External lighting.

DINING ROOM

13' 8" x 10' 3" (4.17m x 3.13m)

Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Gas fireplace with marble surround. Large wall mounted radiator. Two pendant light fittings. Power points. Coving to ceiling.

KITCHEN

13' 7" x 10' 3" (4.16m x 3.14m)

Large kitchen. Double glazed uPVC windows to rear aspect. Ample natural daylight. Split stable door with fitted blind, leading to rear garden. Tiled flooring. Part tiled walls. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink. Free standing oven and four ring electric hob with extractor hood over. Space for washing machine and fridge/freezer. Space for dining table and chairs. Power points. Large wall mounted radiator. Coving to ceiling. Wall mounted boiler.

CLOAKROOM/W.C

3' 6" x 3' 2" (1.07m x 0.98m)

Tiled flooring. Part tiled walls. Wall mounted wash hand basin. W.C. Wall mounted radiator. Extractor fan. Wall mounted mirror. Coving to ceiling.

PANTRY

4' 9" x 2' 7" (1.45m x 0.81m)

Large pantry with great storage space. Additional under stairs storage space.

FIRST FLOOR

Carpet to floor. Doors leading to bedroom two, living room and bathroom. Stairs rising to second floor. Pendant light fitting.

LIVING ROOM

13' 8" x 10' 3" (4.19m x 3.14m)

Double glazed uPVC double French doors leading to balcony with stunning water views. Additional double glazed uPVC windows to front aspect. Laminate wood effect flooring. Large wall mounted radiator. Two pendant light fittings. Power points. TV Aerial point. Coving to ceiling.

BALCONY

5' 0" x 2' 11" (1.54m x 0.91m)

Paved balcony with space for seating. Great water views and external lighting. Accessed from the living room.

BEDROOM TWO

13' 8" x 10' 3" (4.18m x 3.14m)

Spacious double bedroom. Two double glazed uPVC windows to rear aspect. Ample natural daylight. Laminate wood effect flooring. Two wall mounted radiators. Pendant light fitting. Power points. TV Aerial point. Coving to ceiling.

BATHROOM

7' 6" x 4' 9" (2.30m x 1.45m)

White three-piece-suite comprising pedestal wash hand basin with mixer tap over, W.C and panelled bath with shower attachment. Extractor fan. Heated towel rail. Large wall mounted mirror. Coving to ceiling.



SCHOONER WAY, ATLANTIC WHARF, CARDIFF CF10 4EQ

SECOND FLOOR

Continuation of carpet. Doors leading to three bedrooms and storage cupboard housing hot water tank. Pendant light fitting. Access to insulated and part boarded loft space with fitted ladder.

MASTER BEDROOM

13' 8" x 10' 3" (4.18m x 3.14m)

Two double glazed uPVC windows to rear aspect. Ample natural daylight. Laminate wood effect flooring. Large floor to ceiling built in wardrobes with mirrored sliding doors. Two wall mounted radiators. Ceiling fan light fitting. Power points. TV Aerial point. Coving to ceiling. Door leading to :-

EN-SUITE/WET ROOM

4' 7" x 4' 5" (1.40m x 1.37m)

Modernised wet room. Fully tiled walls. Pedestal wash hand basin. W.C. Walk in shower. Extractor fan. Heated towel rail.

BEDROOM THREE

10' 2" x 6' 8" (3.12m x 2.05m)

Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Wall mounted radiator. Pendant light fitting. Power points. Coving to ceiling.

BEDROOM FOUR

10' 4" x 6' 8" (3.16m x 2.05m)

Double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted radiator. Pendant light fitting. Power points. Coving to ceiling.

GARDEN

Low Maintenance rear garden with ample sun. Laid to lawn with paved seating area and pathway. Fence surround. Double external power socket. Outside tap. Garden shed. Accessed from the kitchen and rear gate access.

PARKING

One allocated parking space, located directly outside of the rear gate. Visitor parking.

TENURE

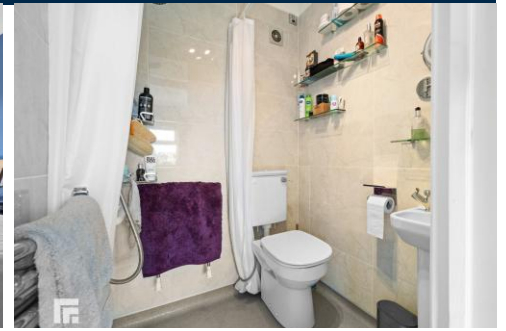
MGY have been advised that the property is leasehold, with a term of 999 years from 2004. Service charges of £723.49 per annum, which includes building insurance, maintenance of communal grounds, landscaping, allocated parking space and visitor parking. The property is on a water meter. No ground rent. This property has a share of the freehold.



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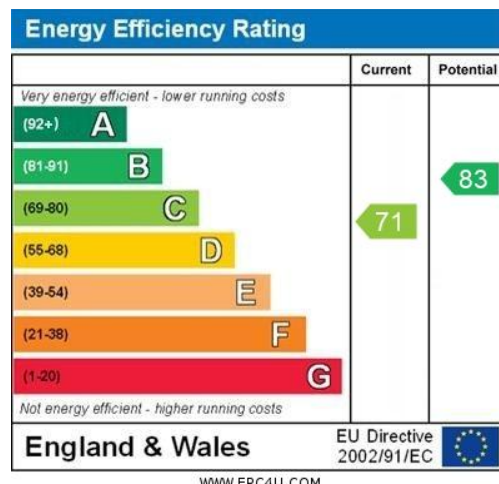
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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