



CAMPBELL DRIVE
CARDIFF BAY
CARDIFF CF11 7TQ

ASKING PRICE OF
£275,000



MAISONETTE APARTMENT



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****WATERFRONT MAISONETTE APARTMENT*
IMMACULATELY PRESENTED* RARELY
AVAILABLE**** MGY are pleased to present for sale, a modernised three bedroom maisonette apartment, in the popular Windsor Quay development, Campbell Drive. Situated within walking distance to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport with easily accessible linking, to Cardiff City Centre and surrounding areas. The spacious accommodation comprises private entrance, hall, large living/dining room, modern separate kitchen, three bedrooms, one with en-suite and main bathroom. The waterfront property further benefits from double glazing throughout, outside space, water views, visitor parking and an allocated parking space. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Private entrance. Laminate wood effect flooring. Porch area, with additional door leading to hallway. Alarm system. Radiator.

LIVING ROOM/DINING ROOM

21' 3" x 15' 8" (6.50m x 4.80m)

Double glazed uPVC patio doors and windows, to rear aspect. Extremely spacious. Laminate wood effect flooring. Large built in storage cupboard. Fixed wooden mantle surround. Telephone point. Radiator. Coving. space for dining. Stairway to first floor.

KITCHEN

11' 1" x 10' 9" (3.40m x 3.30m)

Modernised kitchen. Double glazed uPVC windows, to front aspect. Large separate kitchen. Tiled flooring with underfloor heating. Part tiled walls. Modern fitted base and wall units, with work surfaces incorporating Composite quartz sink. Integrated oven, four ring induction hob and extractor hood over. Integrated wine cooler. Extractor fan. Heater. Integrated appliances including: washing machine, dishwasher and fridge freezer. Spotlights. Door leading to living room.

FIRST FLOOR LANDING

Laminate wood effect flooring. Storage cupboard. Doors leading to bedrooms and main bathroom.

MASTER BEDROOM

12' 5" x 11' 9" (3.80m x 3.60m)

Double glazed uPVC window, to rear aspect. Great water views. Large double bedroom. Laminate wood effect flooring. Radiator. Telephone point. Separate dressing area with sliding door leading to en-suite:

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,313 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DRESSING ROOM

6' 6" x 4' 7" (2.00m x 1.40m)

Leading from master bedroom, uPVC double glazed window to rear aspect.

EN-SUITE

6' 6" x 5' 3" (2.0m x 1.61m)

Modernised en-suite. Tiled flooring. Part tiled walls. Corner shower with glass shower screen and rainfall shower over with additional shower fixture over. Inset storage. Vanity wash hand basin with mixer tap and fitted storage underneath. Wall mounted vanity mirror over. W.C. Shaver point. Extractor fan. Heated towel rail.

BEDROOM TWO

12' 5" x 12' 5" (3.80m x 3.80m)

Double glazed uPVC windows, to front aspect. Double bedroom. Laminate wood effect flooring. Radiator.

BEDROOM THREE

13' 1" x 7' 2" (4.00m x 2.20m)

Double glazed uPVC windows, to front aspect. Laminate wood effect flooring. Radiator.

BATHROOM

6' 6" x 6' 2" (2.00m x 1.90m)

Modernised bathroom. Tiled flooring. Part tiled walls. Panelled bath, with glass shower screen and rainfall shower over with additional shower fixture. Vanity wash hand basin with mixer tap and fitted storage underneath. Wall mounted vanity mirror over. W.C. Shaver point. Extractor fan. Heated towel rail.

OUTSIDE SPACE

Double glazed uPVC patio doors, leading to outside space. Laid to lawn with space for seating.

PARKING

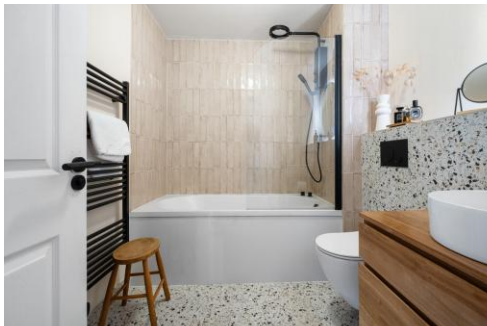
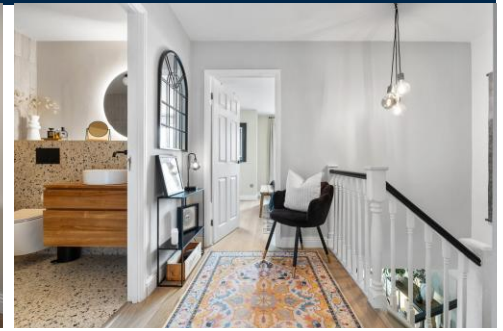
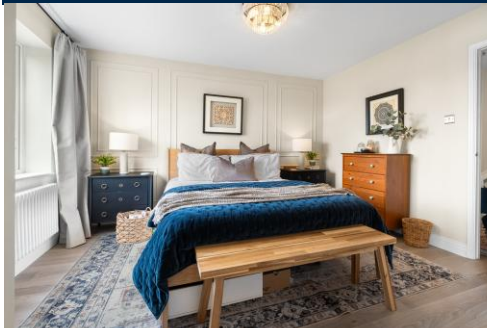
One allocated parking space. Visitor parking.

TENURE

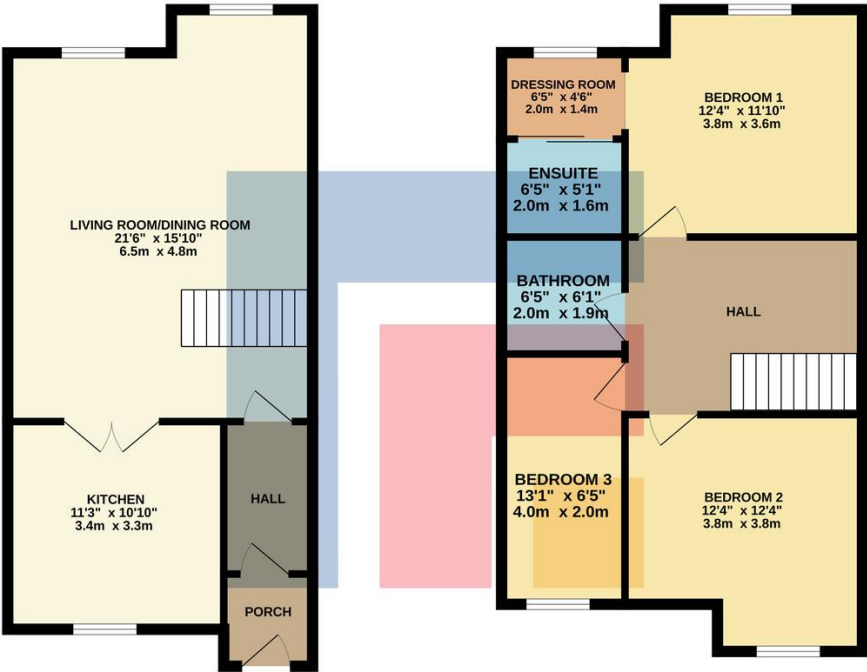
MGY are advised that the property is leasehold, with a term of 999 years from 1990. Low service charges of £1,355 per annum, which includes building insurance, maintenance of external communal areas, refuse disposal, an allocated parking space and visitor parking. Ground rent £55 per annum.



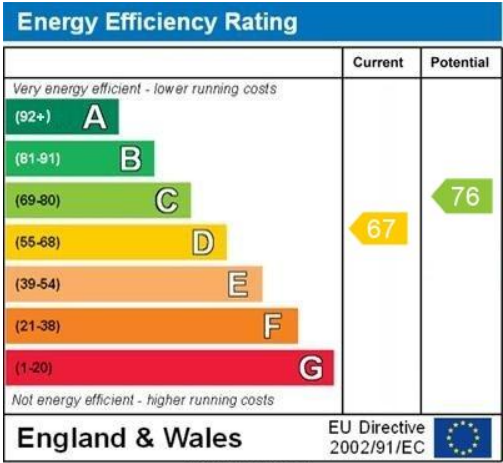
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TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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