

# Craiglee Drive

Atlantic Wharf | Cardiff | CF10 4BN

Two Bedroom Semi-Detached House | Asking Price Of £225,000



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2 | 1 | 1 | 1

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# PROPERTY DESCRIPTION

**\*\*RARELY AVAILABLE\* NO CHAIN\*\*** An opportunity to acquire a two bedroom semi detached house, which is conveniently located in Atlantic Wharf, with easy access to the City Centre and Cardiff Bay. The accommodation comprises of entrance hall, living room, separate kitchen, two double bedrooms and a modern family bathroom. The property further benefits from double glazing throughout, gas central heating and large rear garden. There is also a large driveway, with space for two cars and side access to rear garden. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 603 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via uPVC door with inset double glazed obscure leaded panels. Tiled flooring. Spotlights. Large storage cupboard, with space for washing machine. Doors leading to living room and kitchen.

## LIVING ROOM

15' 4" x 11' 5" (4.69m x 3.49m)  
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted Radiator. TV and telephone point. Spotlights.

## KITCHEN

11' 5" x 6' 11" (3.49m x 2.13m)  
Double glazed uPVC windows to rear and a double glazed uPVC door leading to large rear garden. Ample natural daylight. Tiled flooring. Part tiled walls. Fitted wall and base units with work surfaces incorporating stainless steel sink. Built in oven and four ring gas hob, with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Wall mounted radiator. Spotlights.

## FIRST FLOOR LANDING

Double glazed uPVC window to side. Carpeted flooring. Loft Access. Doors leading to bedrooms and bathroom.

## MASTER BEDROOM

11' 5" x 9' 10" (3.48m x 3.02m)  
Double glazed uPVC windows to front. Carpeted flooring. TV Aerial point. Wall mounted radiator. Spotlights.

## BEDROOM TWO

Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Storage cupboard, housing Combi boiler. Wall mounted radiator. TV Aerial point. Spotlights.

## BATHROOM

8' 6" x 4' 10" (2.60m x 1.49m)  
Laminate wood effect flooring. Vanity enclosed wash hand basin. W.C. Panelled bath, with rainfall shower over and additional shower attachment. Large wall mounted mirror. Vanity unit. Extractor fan. Heated towel rail. Spotlights.

## GARDEN

Front - Laid to lawn. Large driveway, with space for 2 cars.

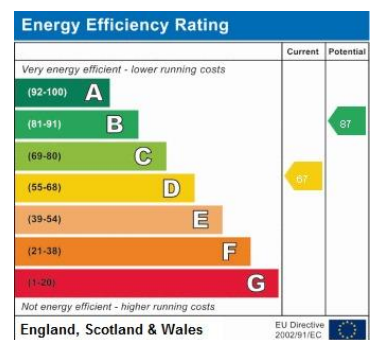
Rear - Large rear garden, with ample sun. Laid to lawn, with paved seating area. Fence surround, with side gate. Large secure shed. External security light.

## TENURE

MGY are advised that the property is freehold.







**Cardiff Bay 029 2046 5466**

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