

Seager Drive

Windsor Quay, Cardiff, CF11 7FE



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£275,000



Maisonette Apartment

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Property Description

RARELY AVAILABLE, THREE-BEDROOM, GROUND FLOOR MAISONETTE APARTMENT MGY are delighted to bring to market this modern and rarely available maisonette apartment in Cardiff Bay. The property is situated in a cul-de-sac within the Windsor Quay development and is close to Cardiff Bay Retail Park. Mermaid Quay is also a stones throw away - offering a large variety of bars, shops and restaurants. The accommodation briefly comprises entrance hall, downstairs WC, lounge, open plan kitchen/diner to the ground floor, and three bedrooms and family bathroom to the first floor. The property further benefits from double glazing throughout, a larger than average garage (with electricity) and is chain free. *All furniture negotiable*

Tenure Freehold

Council Tax Band E

Floor Area Approx 990 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

5' 4" x 4' 8" (1.639m x 1.429m)

Entered via private front door. Laminate flooring. Pendant light fitting. Wall mounted burglar alarm system. Door to lounge and downstairs WC.

DOWNSTAIRS WC

5' 2" x 3' 2" (1.589m x 0.966m)

Laminate flooring. Wall mounted wash hand basin with mixer tap over. Wall mounted mirror. WC. Pendant light fitting. Extractor fan.

LOUNGE

20' 1" x 15' 4" (6.127m x 4.685m)

Laminate flooring. Three electric storage heaters. TV and Telephone point. Pendant light fitting. Two double-glazed windows to side with views of the Marina. Door to storage cupboard with hanging and shelving space. Power points. Opening to open plan kitchen/diner. Stairs rising to first floor.

OPEN PLAN KITCHEN/DINER

19' 2" x 9' 11" (5.856m x 3.026m)

Tiled flooring throughout. Fully fitted kitchen with a range of wall, base and drawer units with round edged worktops over incorporating composite sink with mixer tap over and electric hob with extractor over. Integrated appliances such as fridge and freezer, oven and grill, dishwasher and washing machine. Power points. Pendant light fittings. Double glazed doors leading to communal garden area (which is effectively used solely by the owner)

FIRST FLOOR

Carpet to floor. Power points. Storage cupboard housing hot water tank and shelving. Pendant light fitting. Doors to all bedrooms and bathroom.

MASTER BEDROOM

12' 5" x 9' 10" (3.795m x 3.020m)

Carpet to floor. Electric heater. Pendant light fitting. Double-glazed window to side with views of the Marina. Power points. Bifold door leading to walk in wardrobe (ample hanging and shelving space) and en-suite.

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EN-SUITE

5' 4" x 5' 8" (1.627m x 1.745m)

Laminate flooring. Pendant light fitting. Extractor fan. Tiled walls. Shower cubicle with electric shower over with additional handheld attachment. WC. Pedestal wash hand basin with mixer tap over. Chrome heated towel rail. Wall mounted mirror.

BEDROOM TWO

12' 11" x 7' 9" (3.954m x 2.386m)

Carpet to floor. Pendant light fitting. Power points. Double-glazed window to side. Electric heater.

BEDROOM THREE

12' 1" x 7' 2" (3.695m x 2.202m)

Carpet to floor. Pendant light fitting. Double-glazed window to front. Power points. Electric heater.

BATHROOM

8' 2" x 6' 10" (2.513m x 2.083m)

Vinyl flooring. Partially tiled walls. White three-piece suite comprising pedestal wash hand basin with mixer tap over, WC, and panelled bath with hot and cold tap over and mains powered shower above. Pendant light fitting. Chrome heated towel rail. Extractor fan. Obscure double-glazed window to side. Shaver point.

TENURE

MGY are advised that the property is FREEHOLD, however the garage is LEASEHOLD with a remaining lease length of 967 years.

Service Charge - approx. £290 per annum

Ground Rent - only payable on the garage, approx. £27 a year.

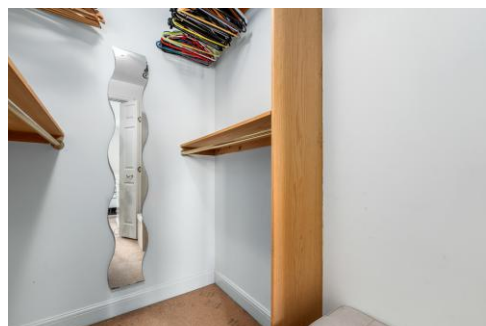
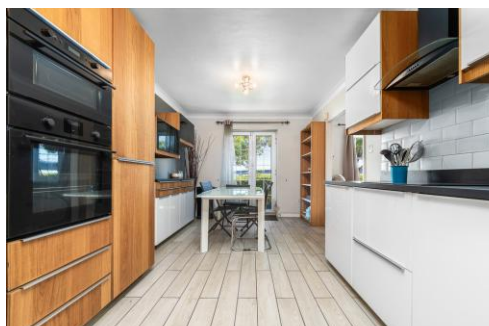
OUTSIDE

Communal gardens.

Larger than average private garage (8.12 x 3.86) - Garage door opens into small storage area with additional door leading to larger part of garage. Concrete floor. Exposed brick walls. Double-glazed window to front. Two pendant light fittings. Power/Electricity supplied to the garage.

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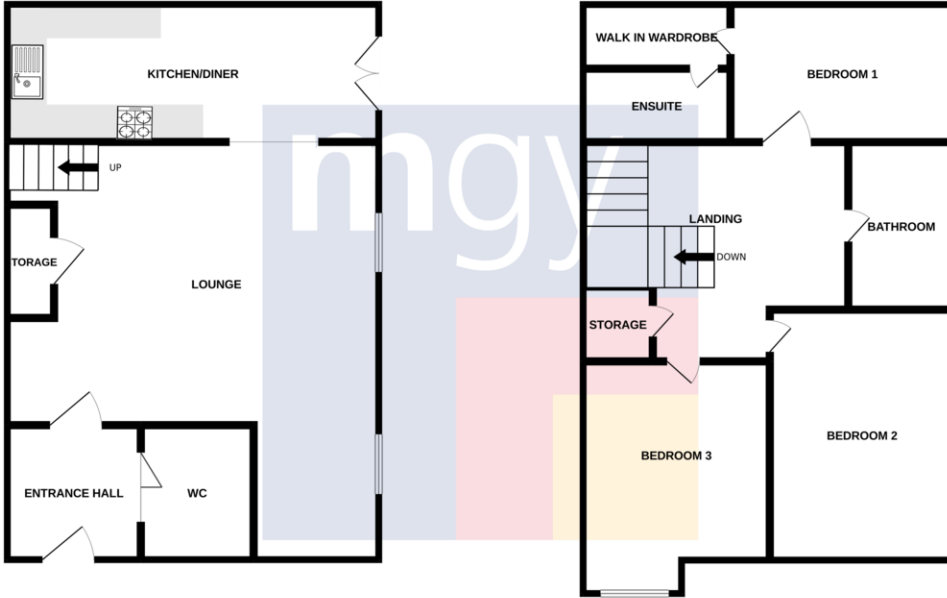


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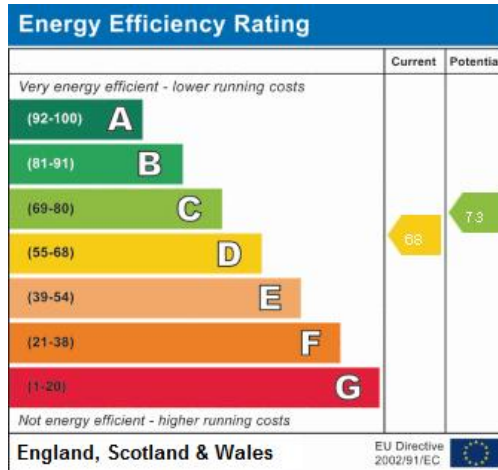
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GROUND FLOOR

1ST 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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Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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