

Halliard Court,

Barquentine Place, Cardiff, CF10 4NH



Estate Agents and
Chartered Surveyors

Asking Price Of

£220,000



Three Bedroom Apartment

3

1

1

1

Property Description

****IDEAL INVESTMENT OR FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious three bedroom, first floor apartment situated within the popular location of Atlantic Wharf, Halliard Court. Walking distance to the City Centre and Cardiff Bay. The accommodation comprises of spacious entrance hall to living room, large separate kitchen, three double bedrooms and main bathroom. The property further benefits from double glazing throughout, a Juliette balcony, security entry intercom system, an allocated parking space, visitor parking and bike storage. Low service charges. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 829 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted intercom system. Two large storage cupboards. Thermostat. Wall mounted radiator.

LIVING ROOM

16' 0" x 15' 5" (4.88m x 4.72m)
Double glazed uPVC bay windows to front, with French doors leading to Juliette balcony. Great views of the communal gardens. Carpeted flooring. T.V Aerial point. Telephone point. Two wall mounted radiators.

KITCHEN/DINER

16' 7" x 9' 3" (5.08m x 2.82m)
Large separate kitchen. Double glazed uPVC windows to front. Vinyl wood effect flooring. Part tiled walls. Fitted units, with work surfaces incorporating stainless steel double sink. Ample storage. Built in oven, with five ring gas hob and stainless steel extractor hood over. Wall mounted Combi boiler. Space for fridge freezer, washing machine and dishwasher. Extractor fan. Wall mounted radiator.

MASTER BEDROOM

12' 7" x 10' 5" (3.85m x 3.18m)
Double glazed uPVC window and French doors to rear. Carpeted flooring. Wall mounted radiator.

BEDROOM TWO

9' 10" x 9' 8" (3.01m x 2.97m)
Double glazed uPVC French doors to rear. Ample natural daylight. Double bedroom. Carpeted flooring. Wall mounted radiator.

BEDROOM THREE

9' 8" x 8' 9" (2.97m x 2.68m)
Double glazed uPVC French doors to rear. Ample natural daylight. Double bedroom. Carpeted flooring. Wall mounted radiator.

BATHROOM

7' 6" x 7' 2" (2.31m x 2.20m)
Double glazed obscure uPVC window to rear. Vinyl wood effect flooring. Tiled walls. Panelled bath, with rainfall shower over and additional shower attachment. Wall mounted wash hand basin. W.C. Wall mounted radiator. Extractor fan.

PARKING

Allocated parking space. Visitor parking.

TENURE

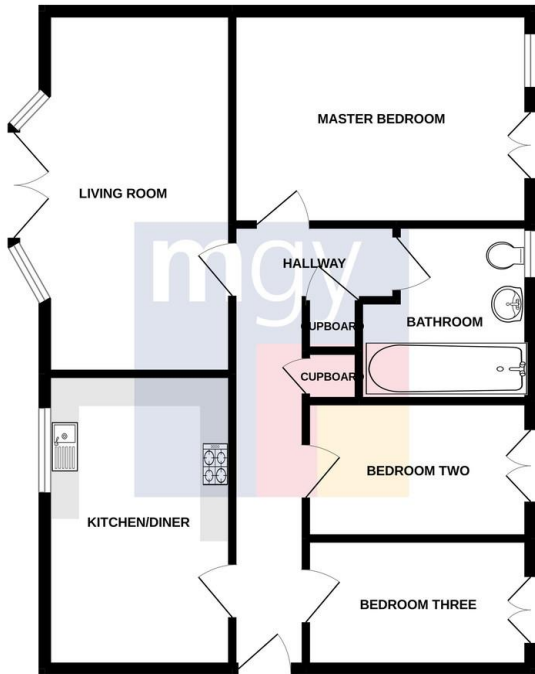
MGY are advised that the property is leasehold, with a term of 99 years from 1995. Low service charges of £853 per annum, which includes building insurance, security entry intercom system, bike storage, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £50 per annum.

****The lease will be extended to 110 years on completion**.**

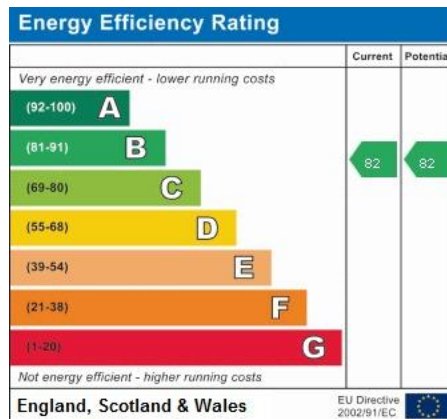
Halliard Court,
Barquentine Place, Cardiff, CF10 4NH



Halliard Court, Barquentine Place, Cardiff, CF10 4NH



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.
Made with Metropix ©2022



Cardiff 029 2046 5466

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.