

Eben Haezer House,

Schooner Way, Cardiff, CF10 4EY



Estate Agents and
Chartered Surveyors

Asking Price Of

£260,000



Two Bedroom Apartment



Property Description

****NEW BUILD* NO CHAIN**** MGY are pleased to present for sale a modern two bedroom, fourth floor apartment in the popular development, The Wharf, Cardiff Bay. An exclusive new development, situated on the waterfront, at Atlantic Wharf. A superb location close to the City Centre and the bustling Mermaid Quay. High quality specification throughout. An allocated parking space. Ready to move in. No chain. ****DON'T MISS OUT - LAST THREE REMAINING****

Tenure Leasehold

Council Tax Band E

Floor Area Approx 775 sq ft

Viewing Arrangements
Strictly by appointment

SPECIFICATION

Beautifully designed Howden's Clerkenwell contemporary handleless kitchen.

Contemporary 22mm work surfaces, with upstand.

Fully integrated appliances.

Sprinkler system.

Luxury vinyl wood effect flooring.

Oak veneered internal doors, with chrome ironmongery.

High performance uPVC windows.

Bathroom with premium ceramic wall tiling from Porcelanosa.

Connectivity options, ie Sky Q, fibre optic broadband.

10 year Checkmate Warranty.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Luxury Vinyl Flooring (LVT). Two storage cupboards, one housing hot water tank and washer/dryer. Wall mounted video entry intercom system.

LOUNGE/KITCHEN/DINER

23' 0" x 13' 0" (7.01m x 3.96m)

Large double glazed uPVC windows, to front. Luxury Vinyl Flooring (LVT). Wall mounted electric heater. TV Aerial point. Telephone point.

Modern fitted units, with work surfaces incorporating composite sink, with dual tap. Integrated Zanussi oven, four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge/ freezer. Space for washing machine. Spotlights.

MASTER BEDROOM

15' 5" x 10' 2" (4.7m x 3.1m)

Double glazed uPVC sliding patio doors, leading to Juliette balcony. Spacious double bedroom. Luxury Vinyl Flooring (LVT). TV Aerial point. Wall mounted electric heater. Door to;

EN-SUITE

7' 3" x 5' 5" (2.21m x 1.65m)

Luxury Vinyl Flooring (LVT). Part tiled walls. Glass surround shower cubicle with shower over. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Heated chrome towel rail. Spotlights.

BEDROOM TWO

10' 0" x 9' 9" (3.05m x 2.97m)

Large double glazed uPVC windows, to front. Spacious double bedroom. Luxury Vinyl Flooring (LVT). TV Aerial point. Wall mounted electric heater.

BATHROOM

8' 2" x 6' 7" (2.49m x 2.01m)

Luxury Vinyl Flooring (LVT). Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Heated chrome towel rail. Spotlights.

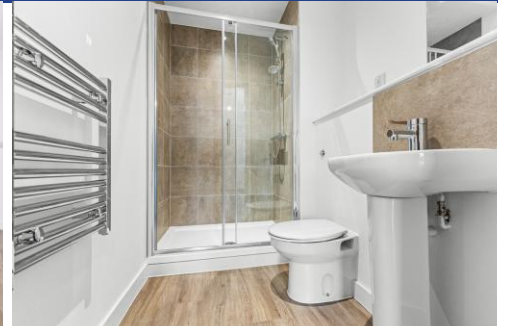
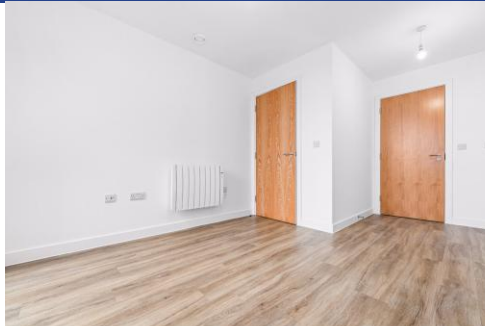
PARKING

One allocated parking space.

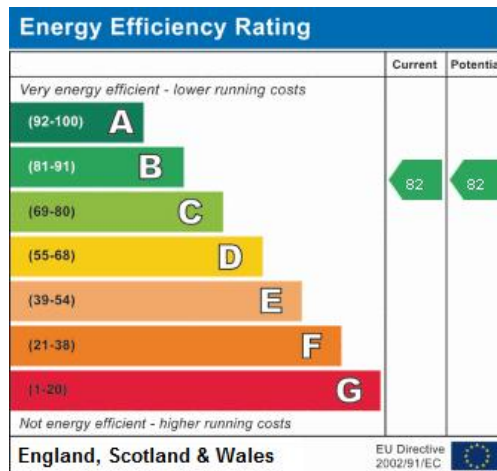
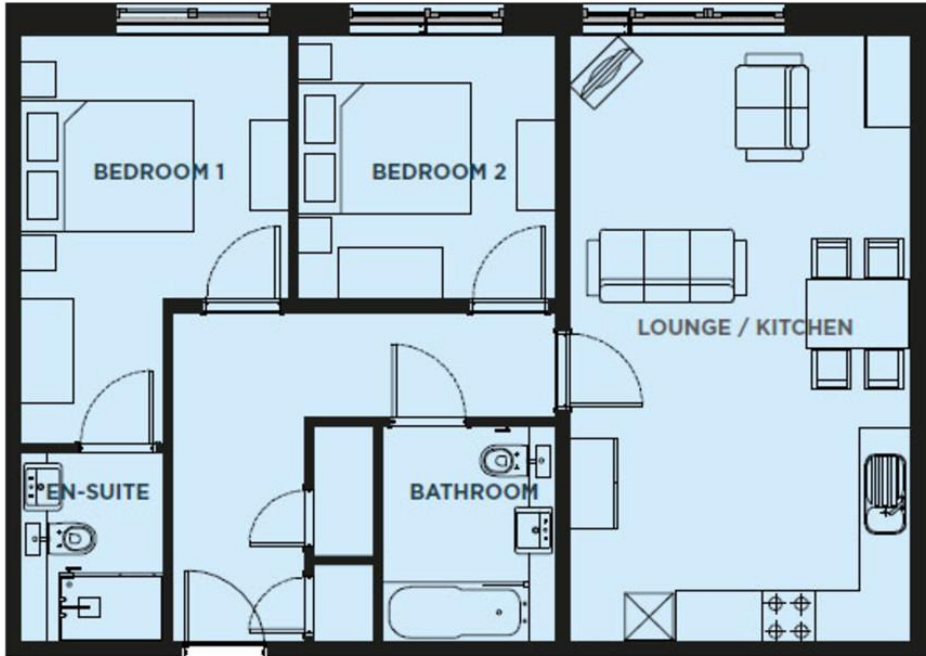
TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2022. Low service charges of £1,156.51 per annum, which includes building insurance, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal and an allocated parking space. No ground rent.

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Cardiff 029 2046 5466

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



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