

Eben Haezer House,

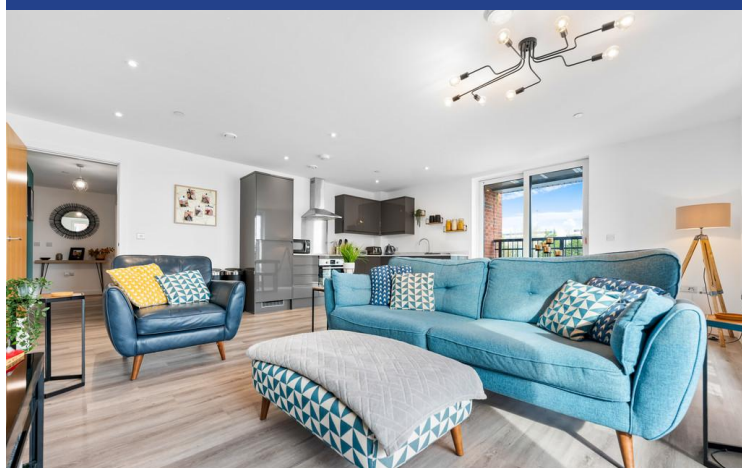
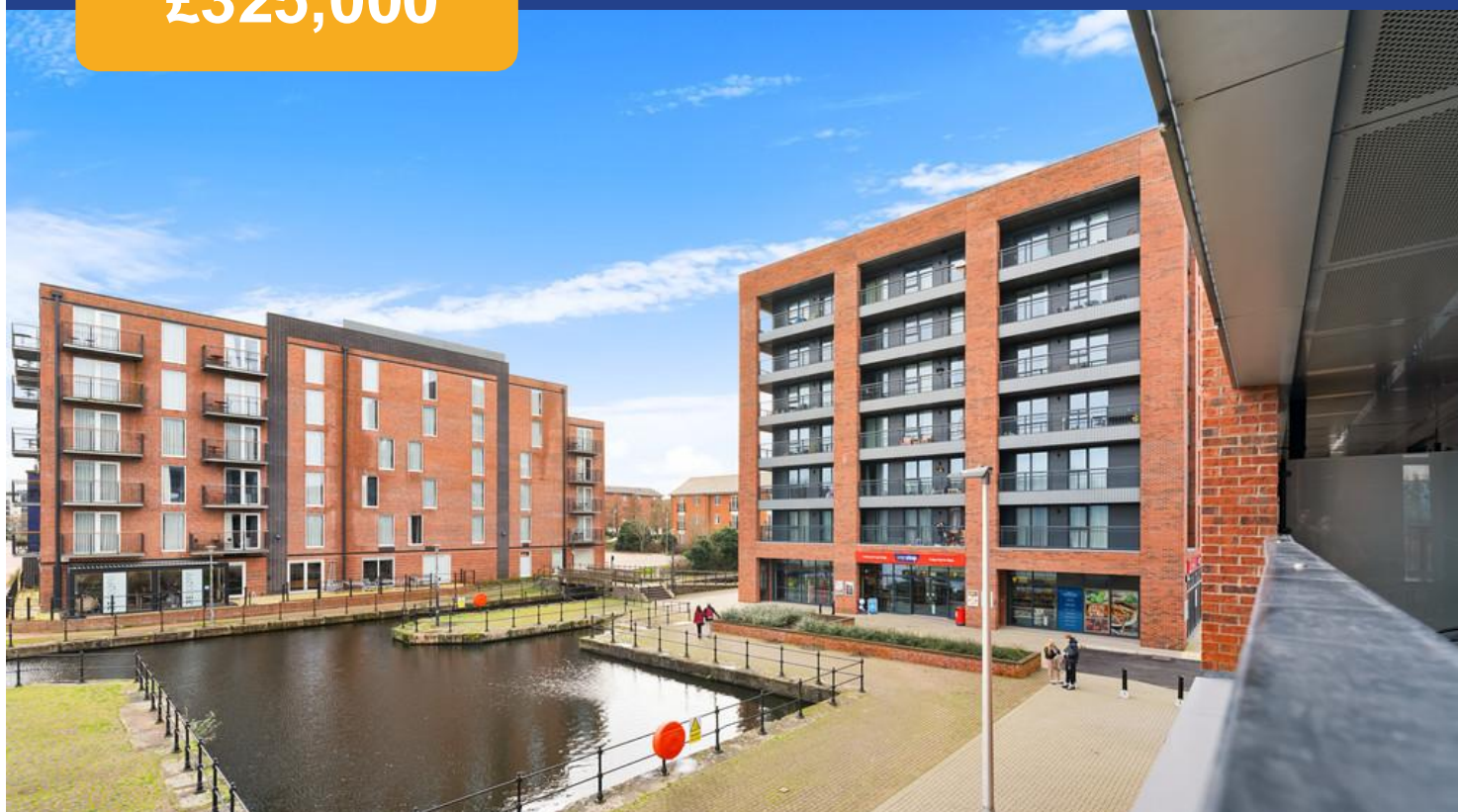
The Wharf, Schooner Way, Cardiff, CF10 4EY



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



Two Bedroom Apartment

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Property Description

****IMMACULATELY PRESENTED WITH WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale a modern two bedroom, first floor apartment in the popular development, The Wharf, Cardiff Bay. A superb location close to the City Centre and the bustling Mermaid Quay. High quality specification throughout. The immaculate apartment briefly comprises of spacious hallway, lounge/kitchen/diner, two large double bedrooms, one with en-suite and bathroom. The property further benefits from a video entry intercom system, sprinkler system, allocated parking at the front of the building, wrap around terrace and Juliette balcony plus double glazing throughout.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 1,055 sq ft

Viewing Arrangements
Strictly by appointment

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

18' 8" x 19' 5" (5.69m x 5.93m)
Double glazed uPVC floor to ceiling windows and two double glazed uPVC sliding patio doors, leading to wrap around terrace. 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 and dishwasher. Spotlights.

BEDROOM ONE

19' 10" x 12' 10" (6.06m x 3.92m)
Large double glazed uPVC floor to ceiling windows. Stunning water views. Spacious double bedroom. Carpeted flooring. Panelling across one wall. TV Aerial point. Wall mounted electric heater. Door to;

ENSUITE

8' 2" x 5' 4" (2.49m x 1.65m)
Luxury Vinyl Flooring (LVT). Part tiled walls. Glass surround shower cubicle with mains shower over. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Heated chrome towel rail. Spotlights.

BEDROOM TWO

19' 11" x 8' 11" (6.09m x 2.74m)
Large double glazed uPVC window and double glazed uPVC sliding patio doors, leading to Juliette balcony. Stunning water views. 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 and splashbacks. W.C. Shaver point. Heated chrome towel rail. Spotlights.

WRAP AROUND TERRACE

Large paved wrap around terrace, with fantastic water views. Accessed from the lounge/kitchen/diner.

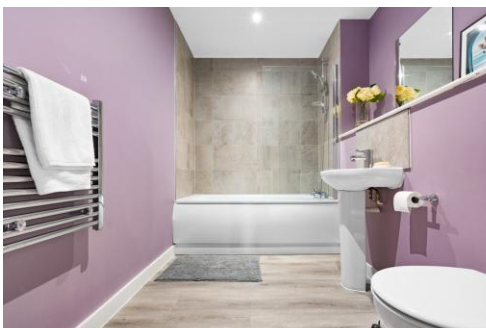
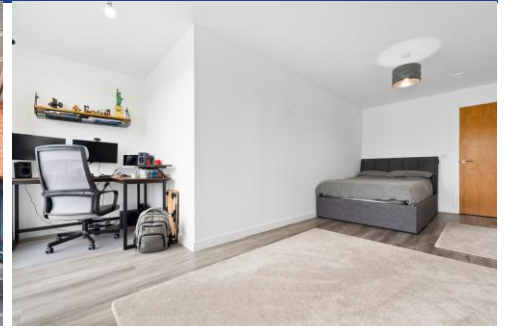
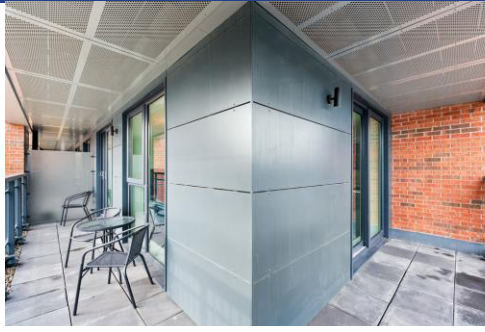
PARKING

One allocated parking space.

TENURE

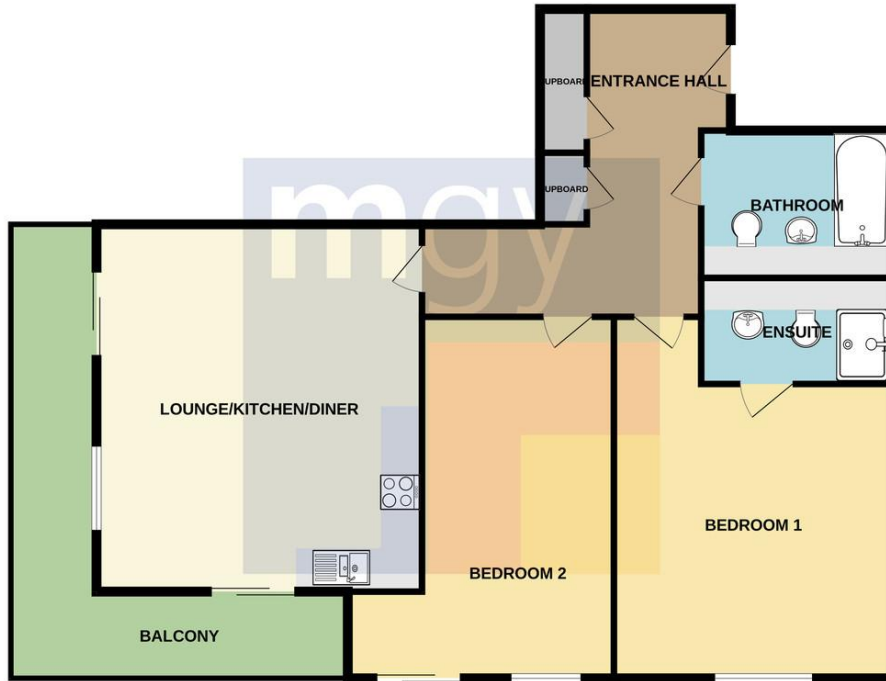
MGY are advised that the property is leasehold, with a term of 250 years from 2022. Service charges of £1,786.54 per annum, which includes building insurance, secure fob access, video entry intercom system, lift maintenance, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal. No ground rent. NHBC Warranty cover in place.

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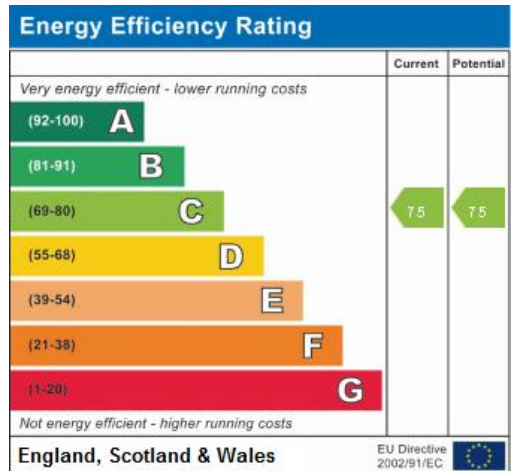


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FIRST FLOOR



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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