

# Adventurers Quay,

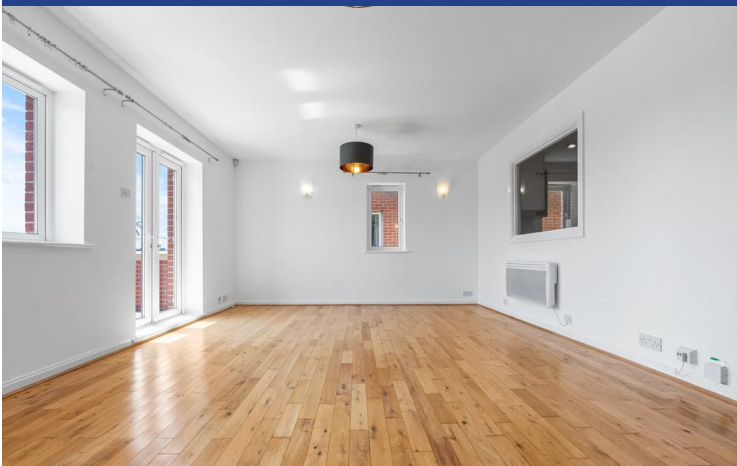
Cardiff, CF10 4NR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£235,000**



Two Bedroom Apartment



# Property Description

**\*\*FANTASTIC WATER VIEWS\* LARGE TERRACE\* NO CHAIN\*\*** MGY are pleased to present for sale a two bedroom, elevated ground floor apartment in the much sought after gated development Adventurers Quay. Conveniently located within walking distance to Mermaid Quay and the Wales Millennium Centre, and with excellent links to the A4232/ M4. The spacious accommodation briefly comprises entrance hall, lounge/diner, separate kitchen, two double bedrooms, en-suite and a bathroom. The property further benefits from a large paved terrace with stunning water views and ample sun. An allocated parking space, visitor parking and Concierge onsite. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 829 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway, with video entry intercom system. Laminate wood effect flooring. Smoke alarm. Wall mounted electric panel heater. Two storage cupboards, one housing hot water tank.

## LOUNGE/DINER

17' 5" x 12' 10" (5.33m x 3.93m)  
Double glazed French doors to front and window to front and side. Laminate wood effect flooring. Ample natural daylight. TV and telephone point. Wall mounted storage heater. Glass panel to kitchen.

## KITCHEN

10' 9" x 8' 1" (3.30m x 2.47m)  
Double glazed uPVC window to side. Large glass panel to living room. Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit lighting. Built in oven and four ring electric hob, with stainless steel extractor hood over. Space for fridge freezer, washing machine and dishwasher. Extractor fan.

## MASTER BEDROOM

13' 5" x 11' 9" (4.09m x 3.60m)  
Large double glazed uPVC windows to rear. Carpeted flooring. Two built in double wardrobes. TV Aerial point. Telephone point. Wall mounted electric panel heater. Door leading to:-

## EN-SUITE

7' 8" x 5' 2" (2.34m x 1.60m)  
Double glazed uPVC window to side. Tiled flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Wall mounted mirror. Extractor fan. Wall mounted mirrored vanity unit.

## BEDROOM TWO

11' 3" x 9' 2" (3.43m x 2.80m)  
Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. Telephone point. Wall mounted electric panel heater.

## BATHROOM

7' 10" x 5' 7" (2.39m x 1.71m)  
Tiled flooring. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Wall mounted mirror. Heated towel rail. Shaver point. Extractor fan.

## TERRACE

Large paved terrace with direct water views and ample sun. Brick surround. Accessed from the living room.

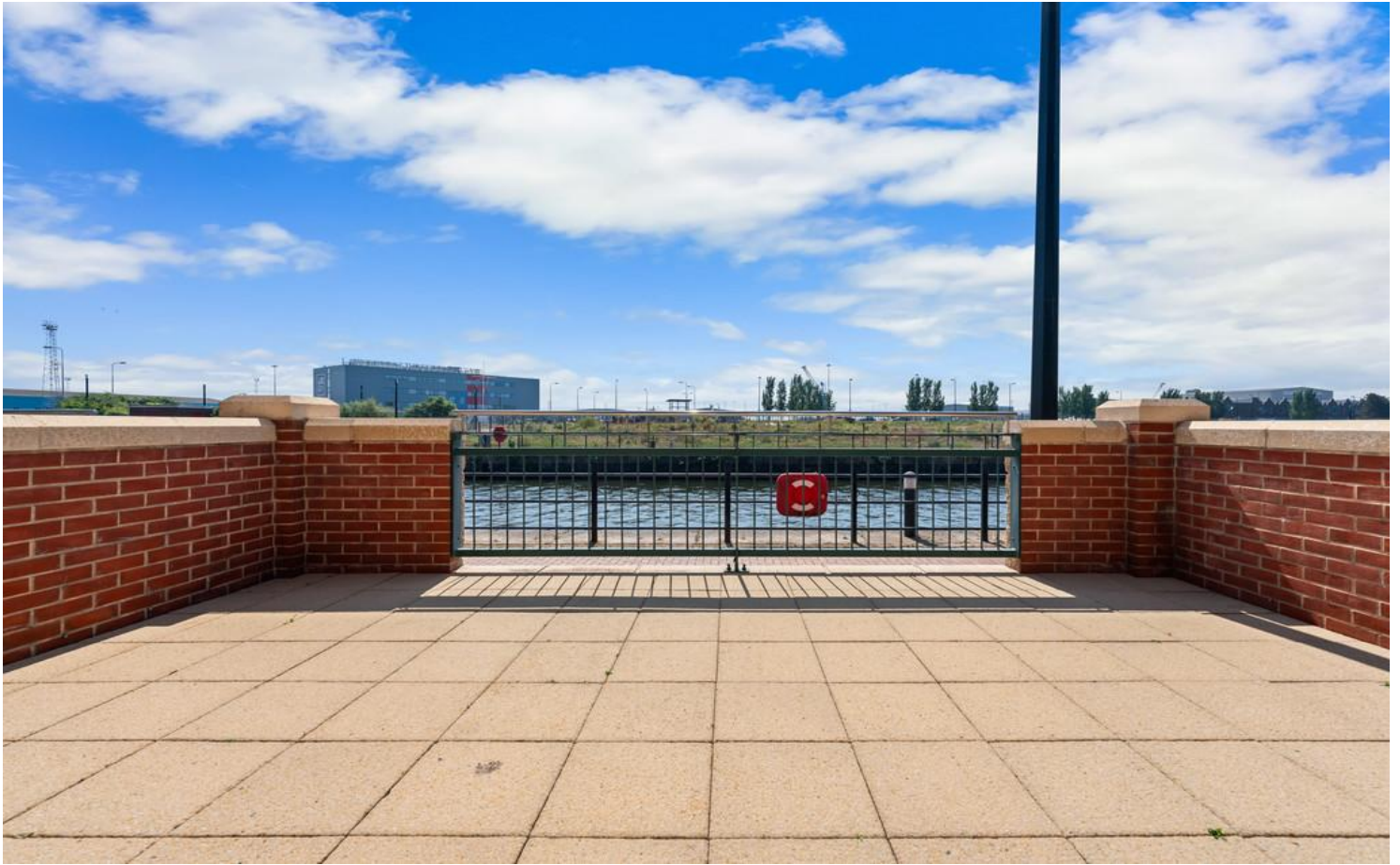
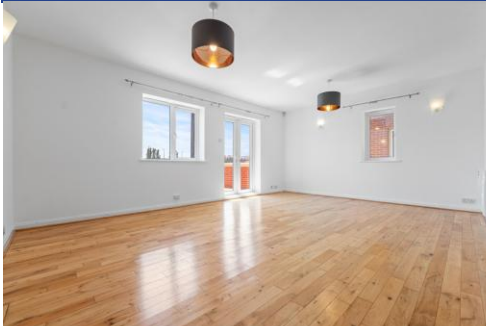
## PARKING

Gated access to one allocated parking space. Ample visitor parking.

## TENURE

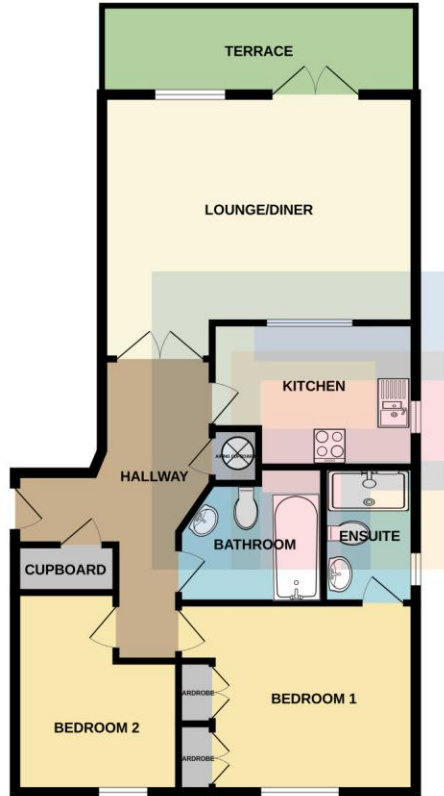
MGY are advised that the property is leasehold, with a term of 999 years from 1997. Service charges of £3,334 per annum, which includes water rates, building insurance, lift maintenance, secure gated fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.

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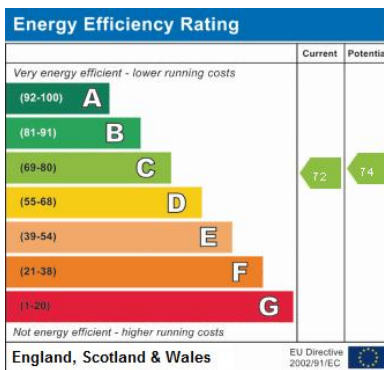


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GROUND FLOOR



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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