

Shearman Place,

Windsor Quay, Cardiff, CF11 7FA



Estate Agents and
Chartered Surveyors

Asking Price Of

£239,950



Three Bedroom Maisonette Apartment

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Property Description

****RARELY AVAILABLE, THREE-BEDROOM, MAISONETTE APARTMENT**** MGY are delighted to bring to market this immaculate and rarely available maisonette apartment in Cardiff Bay. The property is situated in Shearman place within the popular Windsor Quay development and is within walking distance to Cardiff Bay Retail Park. Mermaid Quay is also close by, offering a large variety of bars, shops and restaurants. The spacious accommodation briefly comprises entrance hall, large living area and modern kitchen to the ground floor, and three bedrooms, master with en-suite and modern family bathroom to the first floor. The property further benefits from double glazing throughout, French doors to Juliette balcony, an allocated parking space and visitor parking.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 1,184 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

8' 2" x 3' 7" (2.50m x 1.11m)

Entered via wooden door with security spy hole. Porch area with additional door leading to entrance hall. Second entrance leading to kitchen. Wall mounted security entry intercom system. Carpeted flooring. Wall mounted electric panel heater. Coving to ceiling.

LIVING ROOM

19' 3" x 19' 1" (5.87m x 5.84m)

Large living room. Double glazed French doors to Juliette balcony. Additional double glazed uPVC windows to front. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Coving to ceiling. Under stair storage cupboard. Carpeted stairway leading to first floor.

KITCHEN

11' 5" x 10' 9" (3.48m x 3.30m)

Separate kitchen. Double glazed uPVC windows to rear. Large modern fitted kitchen, with ample storage. Tiled flooring. Part tiled walls. Wall and base units, with work surfaces, incorporating stainless steel sink, with drainer. Built in oven and four ring electric hob with extractor hood over.

Space for fridge freezer, dishwasher and washing machine.

FIRST FLOOR LANDING

5' 6" x 4' 0" (1.70m x 1.23m)

Carpeted flooring. Doors leading to bedrooms and bathroom.

MASTER BEDROOM

12' 6" x 12' 1" (3.83m x 3.69m)

Double glazed uPVC windows to front. Laminate wood effect flooring. TV Aerial point. Door leading to:-

EN-SUITE

5' 8" x 5' 4" (1.74m x 1.63m)

Tiled flooring. Part tiled walls. 3-piece suite comprising vanity enclosed wash hand basin, W.C and shower cubicle. Extractor fan. Heated towel rail.

BEDROOM TWO

13' 2" x 7' 10" (4.03m x 2.41m)

Double glazed uPVC windows to rear. Laminate wood effect flooring. Wall mounted electric panel heater.

BEDROOM THREE

15' 11" x 7' 3" (4.87m x 2.21m)

Double glazed uPVC windows to rear. Laminate wood effect flooring. Wall mounted electric panel heater. Storage cupboard, housing hot water tank.

BATHROOM

8' 0" x 5' 6" (2.44m x 1.70m)

Modern bathroom. Tiled flooring. Part tiled walls. White 3-piece suite comprising pedestal wash hand basin, W.C, panelled bath with shower over and glass shower screen. Wall mounted mirror and vanity unit. Extractor fan. Heated towel rail.

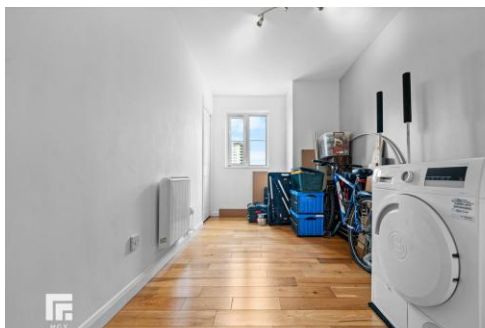
PARKING

An allocated parking space. Visitor parking.

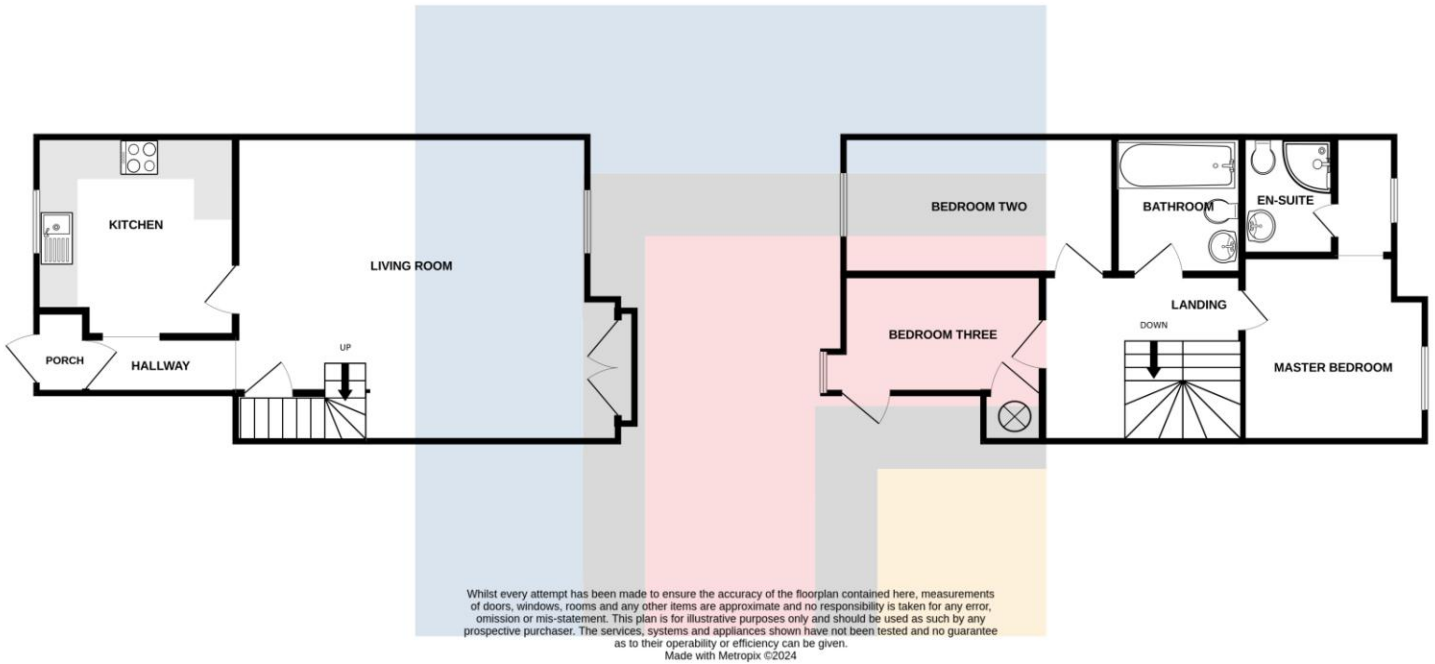
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from approx. 1994. Service charges of £1,608 per annum, which includes building insurance, security entry intercom system, maintenance of external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £55 per annum.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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