

# Adventurers Quay,

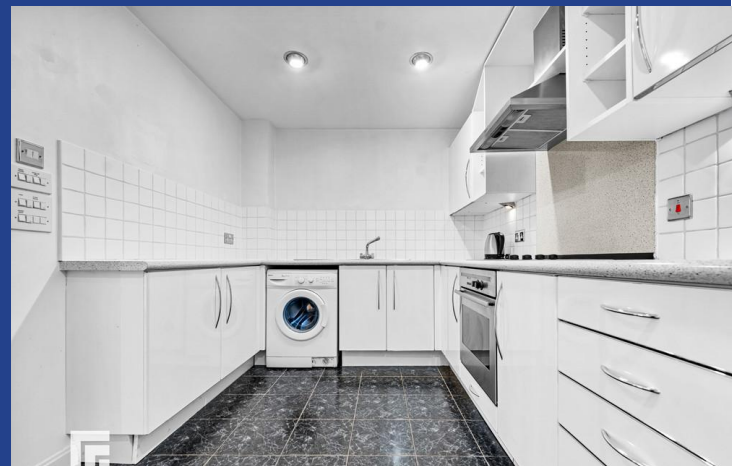
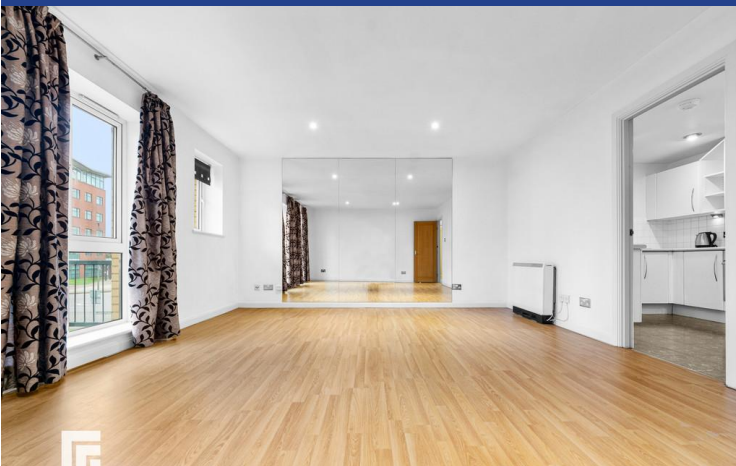
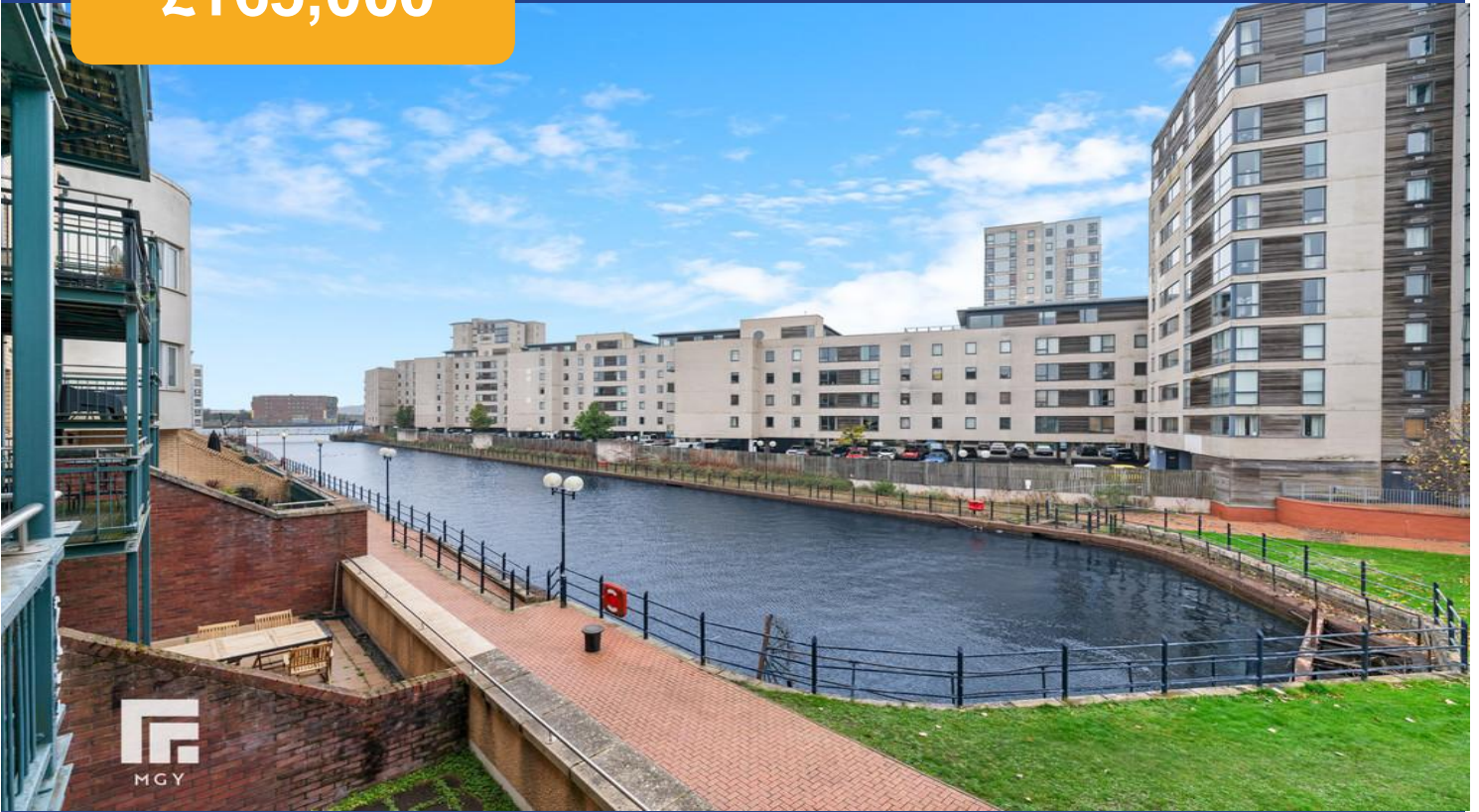
Cardiff, CF10 4NS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£165,000**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a well presented, one bedroom, first floor apartment with water views 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 modern accommodation briefly comprises spacious entrance hall, living/dining room, separate kitchen, one bedroom and a bathroom. The property further benefits from a balcony with water views. Allocated parking space. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 483 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted video entry intercom system. Spacious hallway with vinyl flooring. Wall mounted storage heater. Two storage cupboards; housing hot water tank. Spotlights.

## LIVING ROOM

17' 3" x 14' 0" (5.27m x 4.29m)  
Double glazed uPVC windows and door to front aspect leading onto balcony with water views. Laminate flooring. Telephone point. TV aerial point. Wall mounted storage heater. Spotlights. Power points.

## KITCHEN

11' 10" x 8' 0" (3.61m x 2.45m)  
Tiled flooring. Part tiled walls. Modern fitted units with work surfaces over incorporating stainless steel sink with hot and cold tap over. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Space for washing machine and fridge freezer. Spotlights. Power points.

## BEDROOM

9' 4" x 14' 1" (2.86m x 4.30m)  
Double glazed uPVC window to front aspect with water views. Carpet to floor. Built in double wardrobes. Wall mounted storage heater. TV aerial point. Telephone point. Power points.

## BATHROOM

4' 8" x 8' 2" (1.43m x 2.49m)  
Tiled flooring. Part tiled walls. Pedestal wash hand basin. W.C. Panelled bath with main shower above. Wall mounted mirror. Shaver point. Extractor fan. Wall mounted storage heater.

## BALCONY

Large decked balcony, with stunning water views. Accessed from the living room.

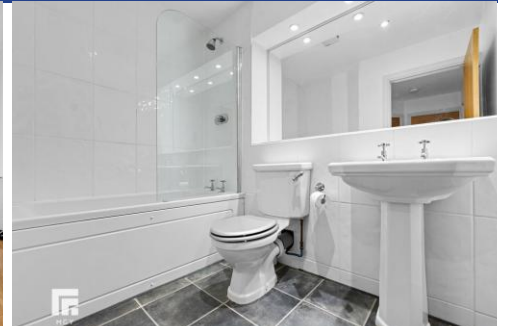
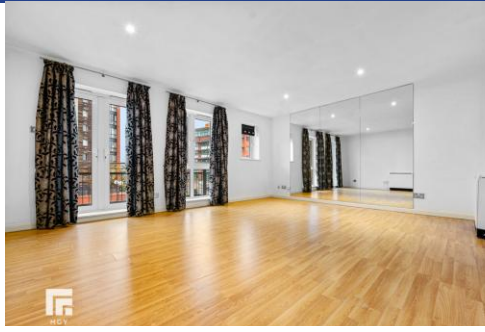
## PARKING

Gated access to an allocated parking space. Visitor parking.

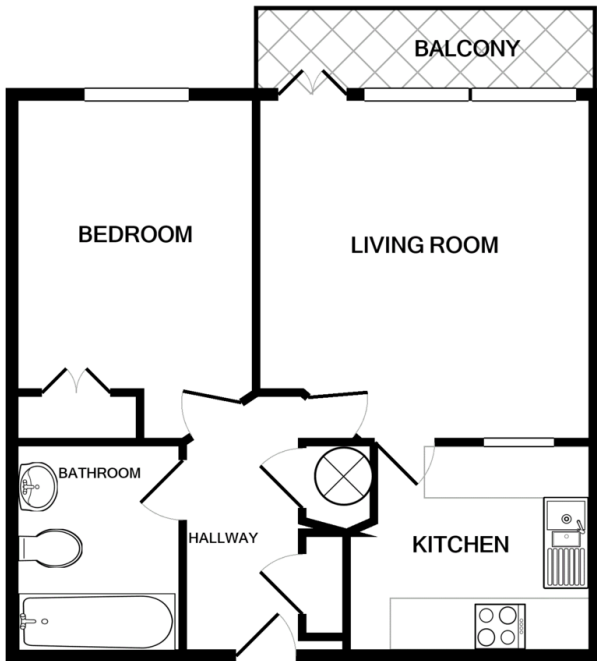
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1997. Service charges of £2,727 per annum, which includes water rates, building insurance, secure gated fob access, CCTV, video entry intercom system, onsite caretaker, lift maintenance, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.

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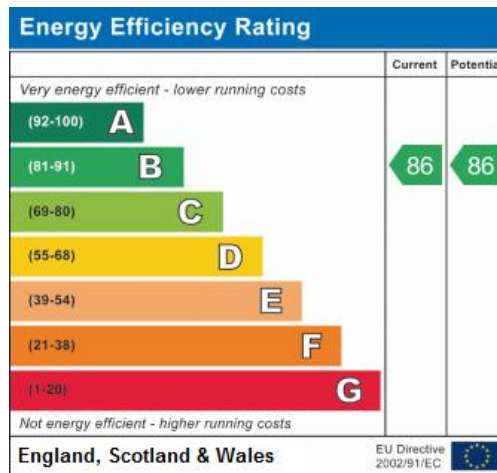


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TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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