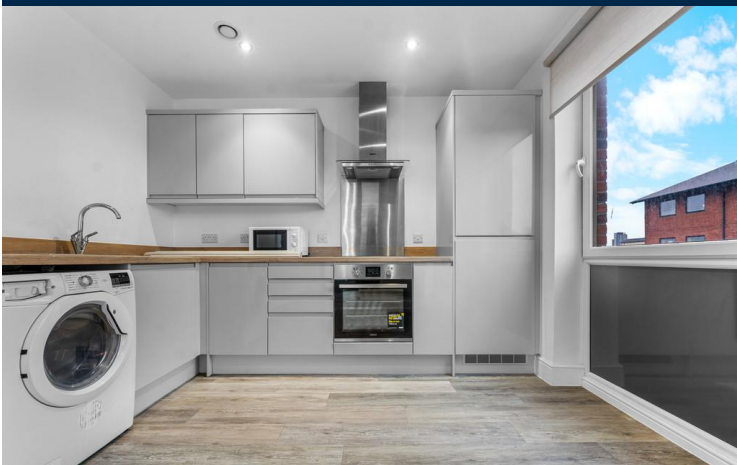




SCHOONER WHARF
SCHOONER DRIVE
CARDIFF CF10 4ET

ASKING PRICE OF
£265,000



TWO BEDROOM APARTMENT



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****NO CHAIN* *SUPERB WATERFRONT APARTMENT**** MGY are pleased to present for sale an impressive two bedroom, third floor apartment, in the popular Schooner Wharf development. Walking distance to Cardiff Bay and the City Centre. The modern accommodation comprises of large entrance hall, spacious open plan lounge/kitchen/diner, two double bedrooms, one with en-suite and main bathroom. The contemporary property further benefits from an exceptionally large decked balcony, with fantastic water views and a sprinkler system. Permit parking and bike storage. EWS1 form in place. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 699 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted video entry intercom system. Camaro flooring. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater.

LOUNGE/KITCHEN/DINER

23' 8" x 10' 5" (7.22m x 3.19m)
Two uPVC double glazed floor to ceiling windows to side. Balcony door, leading to large decked balcony with impressive water views. Camaro flooring. Halvanto Kitchen. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Work surfaces incorporating stainless steel sink. Integrated Zanussi oven, four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Integrated fridge freezer, dishwasher and plumbing for washer dryer. Spotlights. Wall mounted electric panel heater. Extractor fan. TV Aerial point. Telephone point. Open plan living.

MASTER BEDROOM

12' 2" x 9' 10" (3.71m x 3.02m)
Large double glazed aluminium windows to front, with direct water views. Spacious double bedroom. Camaro flooring. TV Aerial point. Wall mounted electric panel heater. Door to;

ENSUITE

Camaro flooring. Part tiled walls. Glass surround shower cubicle, with shower over. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Chrome fittings. Heated towel rail.

BEDROOM TWO

12' 2" x 8' 3" (3.71m x 2.52m)

Large double glazed aluminium windows to front, with direct water views. Double bedroom. Camaro flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

Camaro flooring. Part tiled walls. Panelled bath, with shower over and folding glass shower screen. Pedestal wash hand basin, with wall mounted vanity mirror over. W.C. Chrome fittings. Shaver point. Heated towel rail.

BALCONY

Large decked balcony with stunning water views and glass surround. Ample sun. Accessed from the living room.

PARKING

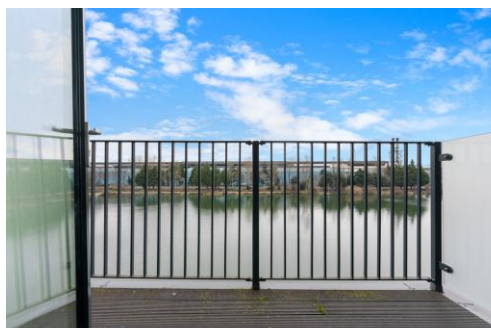
Permit parking.

TENURE

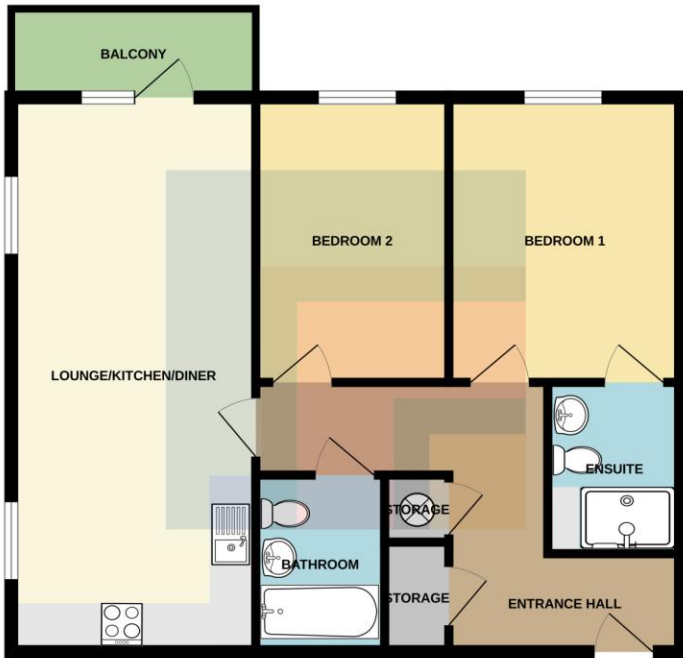
MGY are advised that the property is leasehold, with a lease of 250 years from 2017. Low service charges of £ per annum, which includes lift maintenance, video entry intercom system, secure fob access, maintenance of internal and external communal areas, regular cleaning, refuse disposal and bike storage. Ground rent £ per annum. Building insurance approx. £ per annum. NHBC Warranty cover in place.



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CARDIFF, CF10 4ET



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and all 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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