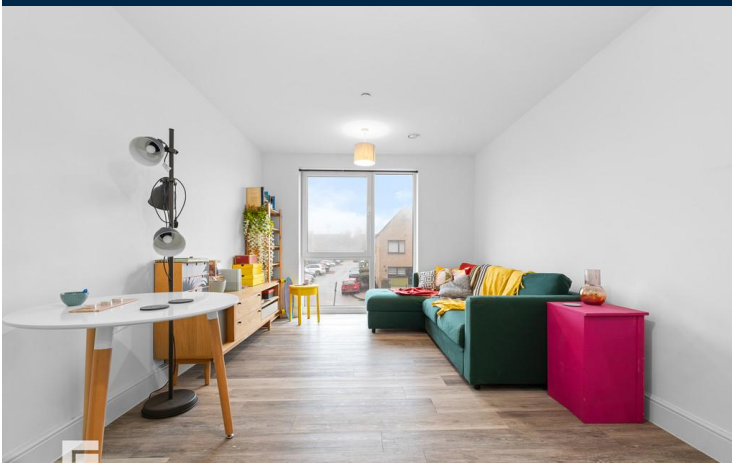




SCHOONER WHARF
SCHOONER DRIVE
CARDIFF CF10 4ET

ASKING PRICE OF
£159,950



ONE BEDROOM APARTMENT



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1



1



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****IDEAL FIRST TIME PURCHASE OR INVESTMENT* NO CHAIN**** MGY are pleased to present for sale a spacious one bedroom, first floor apartment, in the popular Schooner Wharf development. Conveniently situated between Cardiff Bay and the City Centre. Close to local amenities and public transport links. The modern accommodation comprises of entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom. Ideal first time purchase or investment. Street parking nearby. EWS1 form in place. No chain. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 505 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2017. Low service charges of £853.55 per annum, which includes lift maintenance, video entry intercom system, secure fob access, CCTV, maintenance of internal and external communal areas, regular cleaning, refuse disposal and secure internal and external bike storage. Ground rent £125 per annum. Building insurance £388.54 per annum. NHBC Warranty cover in place.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted electric panel heater. Large storage cupboard, housing hot water tank. Wall mounted security intercom system.

LOUNGE/KITCHEN/DINER

23' 9" x 10' 0" (7.24m x 3.07m)

Double glazed uPVC floor to ceiling windows to front and side, with lovely water views to size. Laminate wood effect flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Modern kitchen. Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Integrated Zanussi oven and four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer. Space for washing machine. Spotlights. Open plan living.

BEDROOM

12' 3" x 10' 6" (3.74m x 3.22m)

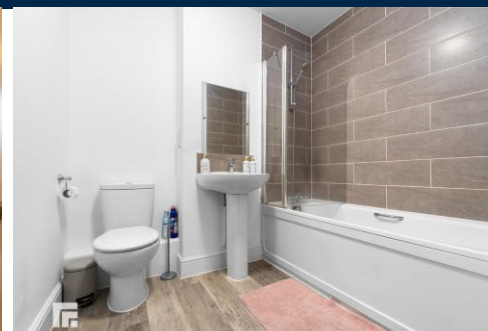
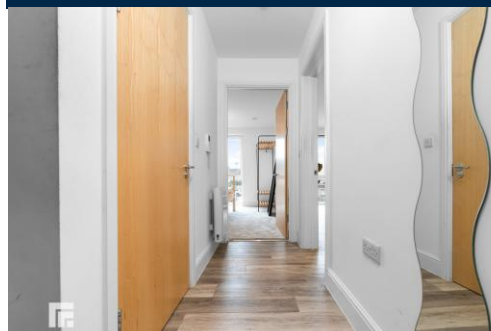
Double glazed uPVC floor to ceiling windows. Spacious double bedroom. New carpeted flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

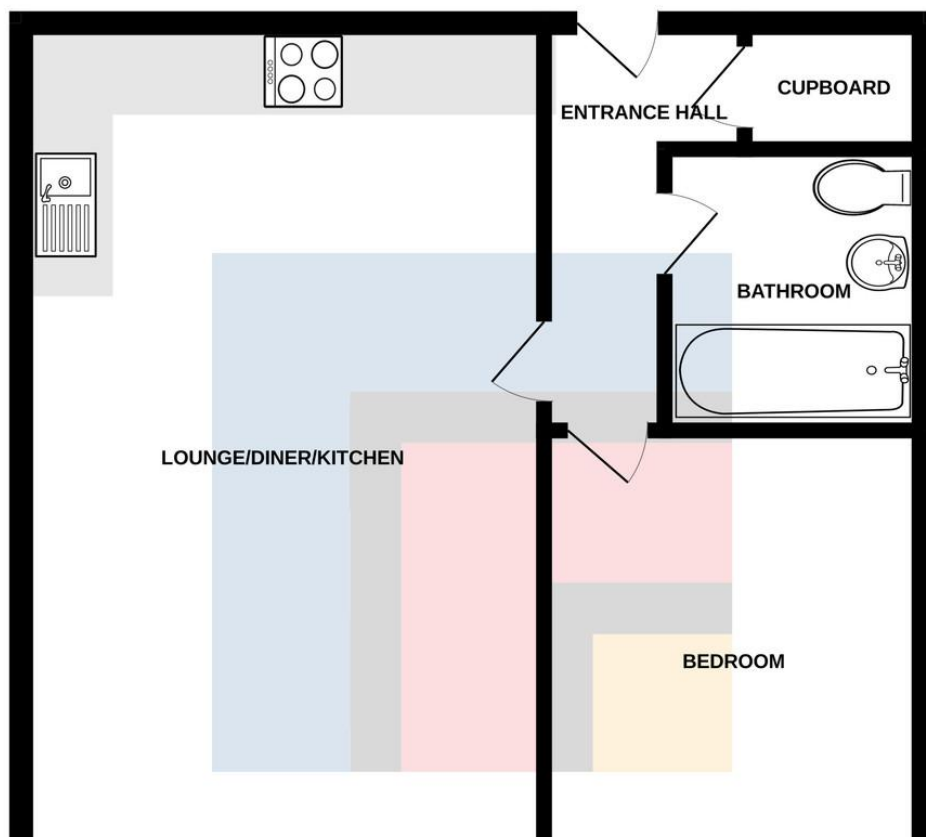
Modern bathroom. Laminate wood effect flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirror. Shaver point. Heated towel rail.



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24 SCHOONER WHARF, SCHOONER DRIVE, CARDIFF CF10 4ET



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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