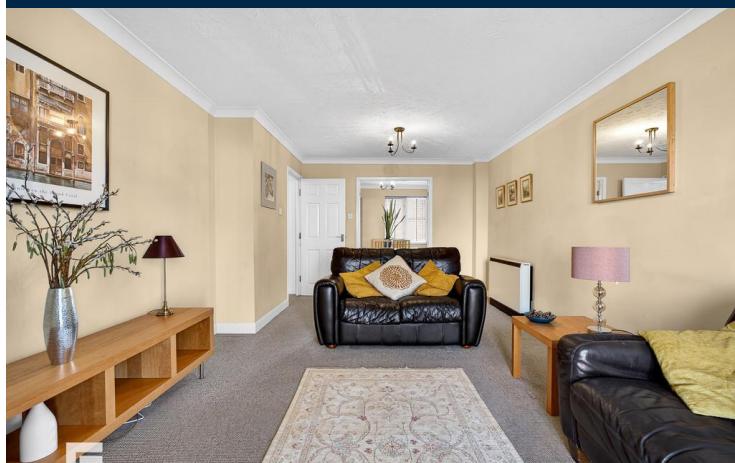




CAMPBELL DRIVE
WINDSOR QUAY
CARDIFF CF11 7TQ

ASKING PRICE OF
£235,000



THREE BEDROOM MAISONETTE APARTMENT



3



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****IDEAL FIRST TIME PURCHASE* RARELY AVAILABLE* NO CHAIN**** MGY are pleased to present for sale, a spacious three bedroom maisonette, in the popular Windsor Quay development, which is close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport with easily accessible linking to Cardiff City Centre and surrounding areas. The accommodation comprises entrance hall, spacious living room, dining room and separate kitchen. To the first floor there are three double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout, water views from the lounge, bedrooms two and three, and an allocated parking space. No chain. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,184 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

12' 6" x 12' 1" (3.82m x 3.70m)

Double glazed uPVC window to rear aspect. Large double bedroom. Carpeted flooring. Wall mounted storage heater. Opening to dressing area and door leading to:

ENSUITE

5' 1" x 5' 8" (1.57m x 1.75m)

Shower cubicle with electric shower over. Pedestal wash hand basin with mixer tap over and wall mounted mirrored mirror. W.C. Shaver point. Vinyl flooring. Wall mounted vanity cupboard. Extractor fan.

BEDROOM TWO

13' 5" x 7' 10" (4.09m x 2.39m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Electric heater.

BEDROOM THREE

7' 3" x 15' 10" (2.21m x 4.83m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Electric heater. Door leading to storage cupboard housing hot water tank and a second door leading to communal hallway.

BATHROOM

7' 10" x 6' 6" (2.41m x 2.00m)

Panelled bath, with electric shower over and tiled splashback. Pedestal wash hand basin with hot and cold taps over. W.C. Shaver point. Extractor fan. Wall mounted mirrored vanity cupboard. Vinyl flooring.

PARKING

One allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1995. Service charges of £1,620 per annum, which includes building insurance, maintenance of external and internal communal areas, refuse disposal, allocated parking space and visitor parking. Ground rent £55 per annum.

PORCH/ENTRANCE HALL

Entered via wooden door, with security spy hole. Double glazed uPVC window to front aspect. Carpeted flooring. Porch area, with additional door leading to hallway. Wall mounted storage heater. Door to storage cupboard. Wall mounted intercom. Stairs rising to first floor.

LIVING ROOM

20' 1" x 11' 10" (6.13m x 3.61m)

Double glazed uPVC patio doors with Juliette balcony. Extremely spacious. Carpeted flooring. Telephone point. TV aerial point. Wall mounted storage heater. Coving. Double doors leading to dining area.

DINING ROOM

10' 5" x 10' 0" (3.19m x 3.05m)

Double glazed uPVC window to rear aspect. Carpeted flooring. Wall mounted storage heater. Coving. Opening to kitchen.

KITCHEN

10' 0" x 8' 5" (3.05m x 2.59m)

Large separate kitchen. Vinyl flooring. Part tiled walls. Fitted base and wall units across three walls, with work surfaces incorporating inset double sink and drainer with mixer tap over. Integrated oven, four ring electric hob and extractor over. Space for washing machine, dish washer and fridge freezer.

FIRST FLOOR LANDING

Carpeted flooring. Doors leading to bedrooms and main bathroom.



M G Y . C O . U K

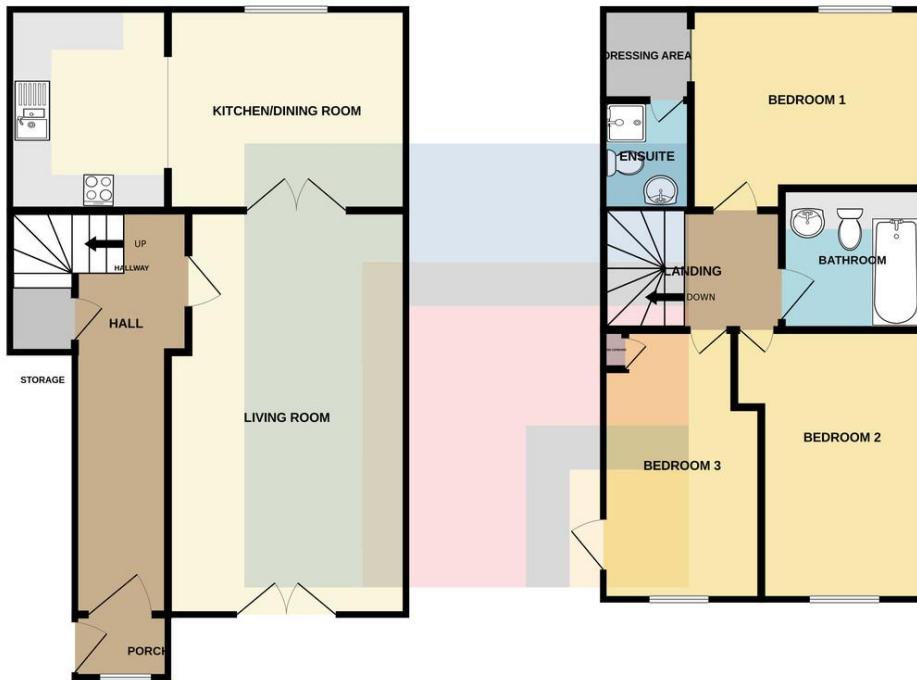
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GROUND FLOOR

1ST 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. These floorplans are for guidance 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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CARDIFF 029 2046 5466

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