



## Marina View, Watkiss Way | Cardiff Bay | CF11 0SY

**\*\*FANTASTIC TOWN HOUSE\* SHOW HOME AVAILABLE TO VIEW\*\*** MGY are pleased to present for sale a fantastic three bedroom town house in the popular location of Watkiss Way. Close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. The spacious accommodation comprises of entrance hall, separate kitchen, living room, Cloakroom, three bedrooms and a bathroom. Large south facing roof terrace and enclosed rear garden. The town house further benefits from PV solar panels, electric heating throughout and an allocated parking space. Ready to move in. Viewing highly recommended.

Offers In Excess Of £250,000

- New Build Town House
- No Chain
- Three Bedrooms, Three Floors
- Help To Buy Scheme Available
- Allocated Parking Space
- EPC Rating C

**029 2046 5466**  
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13 Mount Stuart Square, Cardiff Bay,  
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# Michael Graham Young

**ENTRANCE HALL** Entered via paved pathway across front lawn. Wooden front door, with security spy hole. Spacious hallway with under stair storage. Doors leading to living room, separate kitchen and cloakroom. Carpeted flooring.

**LIVING ROOM** 11' 1" x 14' 4" (3.40m x 4.39m) Double glazed uPVC window and large patio door, leading to rear garden. Light and spacious. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted electric radiator.

**KITCHEN** 11' 3" x 8' 3" (3.45m x 2.52m) Double glazed uPVC window, to front aspect. Modern fitted kitchen. Vinyl flooring. Part tiled walls. Fitted units with work surfaces incorporating stainless steel sink. Ample storage. Space for oven and electric hob. Stainless steel extractor hood. Space for fridge freezer and washing machine. Additional storage cupboard, housing hot water tank.

**CLOAKROOM** Vinyl flooring. Pedestal wash hand basin, with dual tap. W.C. Heated towel rail.

**BEDROOM TWO** 14' 4" x 11' 2" (4.38m x 3.42m) Double glazed uPVC window, overlooking the rear garden. Large double bedroom. Carpeted flooring. Telephone point. Wall mounted electric radiator.

**BEDROOM THREE** 8' 3" x 9' 2" (2.53m x 2.80m) Double glazed uPVC window to front aspect. Carpeted flooring. Telephone point. Wall mounted electric radiator.

**BATHROOM** Vinyl flooring. Pedestal wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with shower over. Shaver point. Heated towel rail.

**MASTER BEDROOM** 14' 10" x 11' 11" (4.53m x 3.64m) Large patio doors, leading to front roof terrace. Ample natural daylight. Additional French doors, leading to Juliette balcony, overlooking the rear garden. Large double bedroom. Carpeted flooring. Telephone point. Wall mounted electric radiator.

**ROOF TERRACE** Large paved roof terrace, to front aspect. South facing. Accessed from the master bedroom.

**REAR GARDEN** Enclosed rear garden, accessed from the living room. Laid to lawn, with patio area and close board fencing. Paved pathway leading to garden gate.

**PARKING** Allocated parking Space.

## Tenure

Freehold

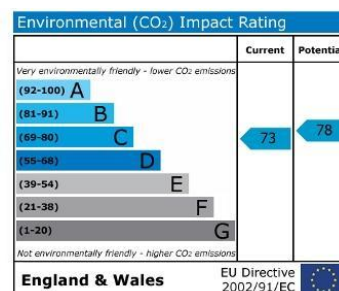
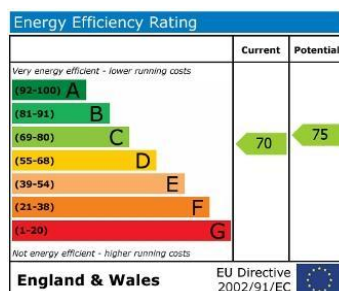
## Viewing Arrangements

Strictly by appointment

## Contact Details

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