

# Haxby Court

Felbridge Close, Cardiff CF10 4BH



• Allocated Parking

• First Floor

• City Views

A first floor two bedroom apartment in sought after Atlantic Wharf. The property comprises an open plan lounge/diner, kitchen, bathroom and two double bedrooms. Further benefits include allocated parking and located within walking distance of the city centre. No Chain

### Entrance

Communal doors from the front and the car park access a communal hallway.

### First floor

Wooden door into;

### Hallway

Wood effect laminated flooring, access to all rooms and storage cupboard housing water tank.

### Lounge/Diner 14'1x 12'4' (4.29m x 3.76m)

Entered via a solid wood door, laid to carpet, ample space for both lounge and dining furniture. Front aspect window and electric heater.

### Kitchen 8' x 7'6' (2.44m x 2.29m)

Fitted floor and wall units comprising cupboards and drawers, worktop over with sink drainer unit with mixer tap over and tiled splash back. Spaces for appliances include cooker, fridge/freezer and plumbing for washing machine. Wood effect laminated flooring.

### Master Bedroom 9' x 5'8' (2.74m x 1.73m)

Double bedroom fitted with carpet, rear aspect window and built in wardrobe.

### Second Bedroom 7'5' x 7'6' (2.26m x 2.29m)

Carpeted double bedroom with rear aspect window.

### Bathroom

A white suite comprising panelled bath with electric shower over, low-level WC, pedestal wash hand basin, part- tiled wall and wood



effect flooring.

### Parking

The property holds an allocated parking space