

Lacuna

Windsor Esplanade | Cardiff | CF10 5BG

Ground Floor Apartment | Asking Price Of £325,000



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PROPERTY DESCRIPTION

****NO CHAIN - IMMACULATE THROUGHOUT**** A rare opportunity to purchase a ground floor 2 double bedroom apartment within the much sought after 'Lacuna' development which has been decorated and newly carpeted throughout. The accommodation which benefits from gas central heating and double glazing briefly comprises entrance hall, lounge/ dining room with exceptional views of Cardiff Bay and towards Penarth, 2 double bedrooms, one en-suite and a bathroom. Outside there is gated allocated parking for 2 cars. Early viewing recommended.

- **Tenure** Leasehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,119 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Video entry phone. Large storage cupboard housing hot water tank, boiler and washing machine. Radiator. Thermostat. Spotlights.

LOUNGE/DINER

24' 6" x 16' 4" (7.47m x 5.00m)
Double glazed uPVC floor to ceiling windows and doors to front leading onto paved area with stunning water views. TV and telephone point. Two radiators. Spotlights.

KITCHEN

9' 6" x 16' 10" (2.92m x 5.14m)
Round edged granite work surfaces incorporating stainless steel sink with mixer tap and four ring hob with extractor over and breakfast bar. Built in appliances; dishwasher, oven and microwave. Free standing fridge freezer. Spotlights.

MASTER BEDROOM

14' 10" x 12' 0" (4.54m x 3.68m)
Double glazed uPVC window to rear. Large built in wardrobe. TV and telephone point.

EN SUITE

Built in wash hand basin with mixer tap. WC. Shower cubicle with built in jet shower. Heated towel ladder. Spotlights.

BEDROOM TWO

14' 1" x 10' 2" (4.31m x 3.11m)
Double glazed uPVC window to rear. Large built in wardrobe. Radiator. TV point.

BATHROOM

Built in wash hand basin with mixer tap. Tiled bath with mixer tap and shower over. WC. Heated towel rail. Spotlights.

OUTSIDE

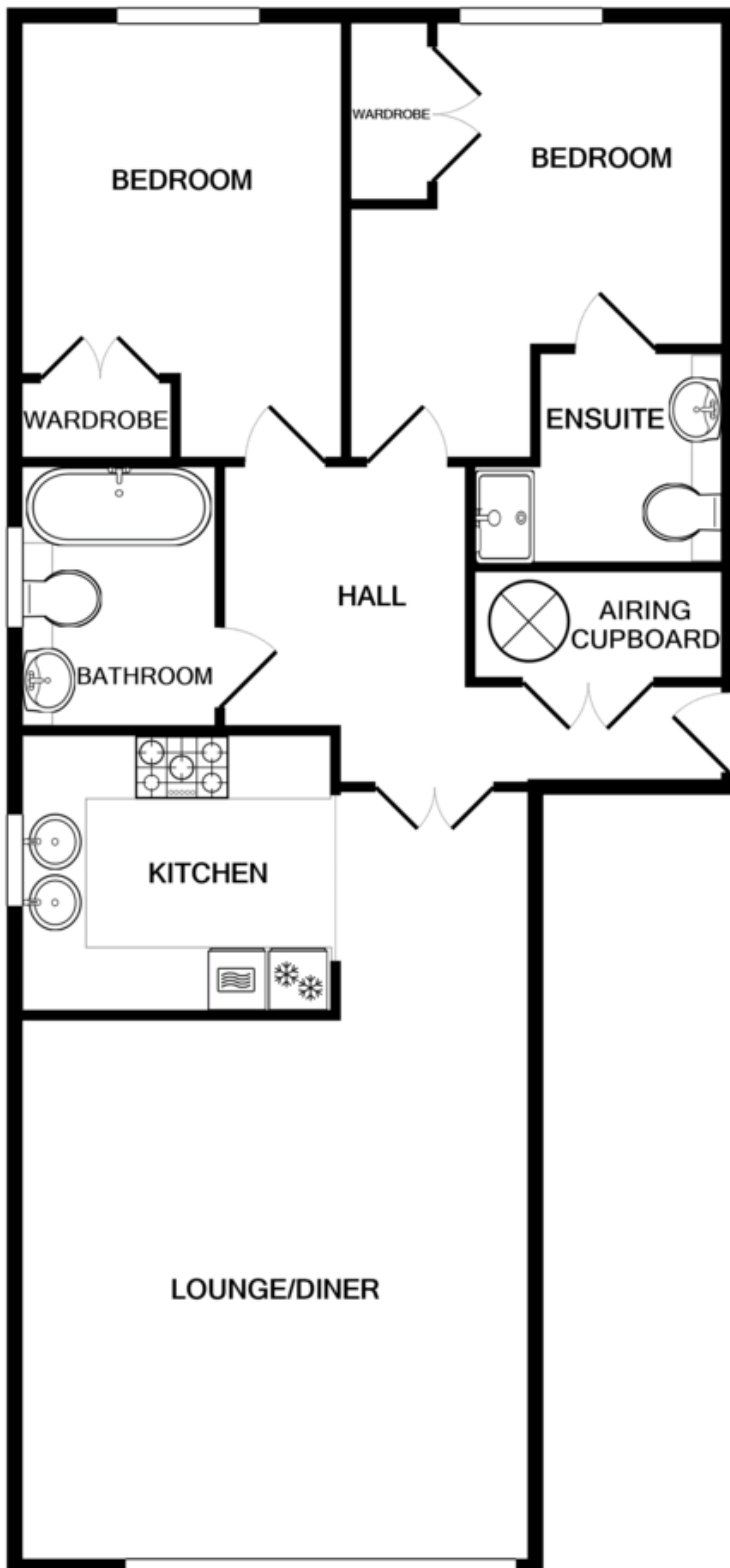
Two allocated parking spaces.

TENURE

MGY are advised that the property is leasehold.



FLOORPLANS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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