



16 The Sand Wharf

Jim Driscoll Way, Cardiff, CF11 7JA



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£125,000 Leasehold

1 Bedroom : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are excited to market this immaculate one bedroom, ground floor duplex apartment located in the popular Sand Wharf development. The property is conveniently located to Cardiff Bay, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, bedroom, family bathroom, open plan living room/kitchen enjoying elevated water views. Externally the property benefits from an allocated parking space with additional visitor parking available. Being sold with no onward chain. EPC Rating - 'TBC'.



Directions

- Penarth Town Centre 2.8 miles
- Cardiff City Centre 1.4 miles
- M4 (J33) 9.9 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a steel lined timber with an obscured glazed side panel into a welcoming hallway which benefits from wood effect vinyl flooring, a carpeted staircase leading to the first floor, a wall mounted 'Accenta' alarm panel, a recessed storage cupboard houses the hot water tank and an electric storage heater.

The spacious double bedroom enjoys continuation of vinyl wood effect flooring, an electric storage heater and a uPVC double glazed window to the rear elevation. A large recessed understairs storage cupboard providing ample storage.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from vinyl flooring, partially tiled splashback and an obscured uPVC double glazed window to the front elevation.

FIRST FLOOR

The open plan kitchen/living/dining room is the focal point of the apartment. The living room enjoys freshly fitted carpeted flooring, electric storage heater and a large uPVC double glazed window providing elevated water views. The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include an 'Indesit' 4-ring electric hob with extractor hood over, a 'Beko' electric oven. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl tiled flooring, a stainless-steel bowl and a half sink and a large uPVC double glazed window overlooking playing fields. A recessed storage cupboard provides ample additional storage.

GARDENS AND GROUNDS

The property benefits from one allocated parking space. Additional visitor parking available.

SERVICES AND TENURE

Leasehold - approximately 980 years remaining. We have been reliably informed that the service charge is approximately £1200 per month which includes building insurance.

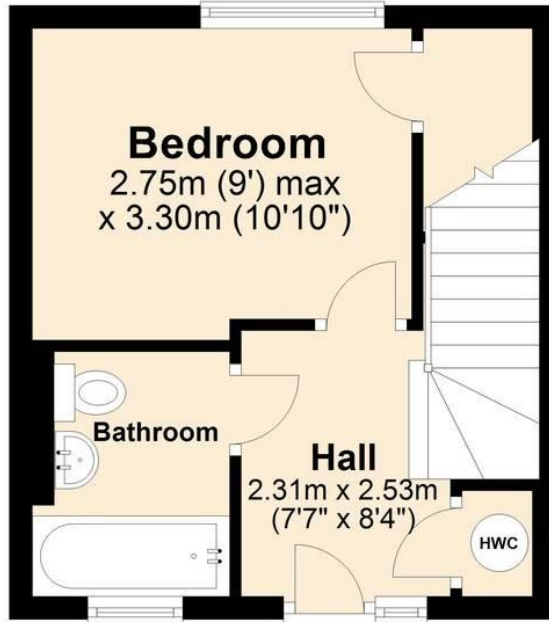
We have been reliably informed that the ground rent is approximately £50 per annum.

Pets allowed to be kept at the property.



Ground Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.5 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

AWAITING EPC GRAPH.

Total area: approx. 42.0 sq. metres (451.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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