



## **Ground Floor Flat – 3 Bed**

- NO CHAIN!
- Generous 3 bed maisonette
- Master with en-Suite & dressing Area
- Walking distance to bus links
- Easy Access to City Centre and Cardiff Bay
- Large local supermarkets nearby
- Garden access through dining area
- Allocated off-road parking
- Well- kept communal gardens

**SOUGHT AFTER LOCATION IN A POPULAR RESIDENTIAL DISTRICT OF CARDIFF BAY WE INTRODUCE THIS 3 BED MAISONETTE. WITH LARGE LIVING AREA AND MASTER EN-SUITE WITH DRESSING ROOM WITH OFF-ROAD PARKING AND SHARED GARDEN.** In the ever popular Windsor Quay development, this property is just minutes away from the International Sports Village and a number of local amenities including Asda, Aldi, Morrisons and Ikea as well as being within easy reach of the M4 and A48. The generous accommodation is well-proportioned and comprises in brief of; entrance porch, large 30ft lounge/ diner, with French doors leading out to the garden, fitted kitchen, master bedroom with en-suite and dressing area, second and third double bedrooms and first floor family bathroom.

#### ENTRANCE PORCH

Enter the property via a hardwood front floor with upvc double glazed glass panels to an entrance porch with painted walls, ceiling light, access to the electrical consumer unit, alarm control box and a number of coat hooks. A wooden door leads to;

#### LOUNGE/DINER

**9.23m x 4.68m (30'03" x 15'04") max points**

A generous living space with laminate flooring throughout, painted walls. There is a UPVC double glazed window letting in plenty of light from the side of the property overlooking the gardens. Double glazed French doors lead out to the garden, there are two electric wall mounted heaters numerous socket points, including television and telephone points and three ceiling lights. There are stairs rising to first floor landing laid to carpet, with an under-stairs storage cupboard,

#### KITCHEN

**3.13m x 2.61m (10'03" x 8'06")**

A good sized kitchen with linoleum tiles laid to floor, there is an integrated electric hob and oven with space for a fridge freezer, and plumbing for both a washing machine and dish washer. With fitted wall and base units in white with roll edge laminate work surfaces. There is a tiled splash back throughout and numerous plug sockets for all your appliance needs. There is a sink and draining board and strip ceiling light.

#### FIRST FLOOR LANDING

Laid to carpet with access to a large airing cupboard / storage space, a single socket point, fitted smoke alarm, ceiling light, painted walls and wooden doors to all bedrooms and the family bathroom.



#### BEDROOM ONE / MASTER

**3.80m x 3.03m (12'05" x 9'11")**

Located to the rear of the property this large master bedroom has a UPVC double glazed window overlooking the communal gardens and carpet laid to floor. Flooded with natural light. There are numerous socket points including television socket, ceiling light, an electric radiator and an archway leading through to the dressing area.

#### DRESSING AREA

**1.97m x 1.31m (6'05" x 4'03")**

With carpet laid to floor, painted walls, ceiling light and plug socket, there is a wooden door leading through to the en-suite shower room.

#### EN-SUITE

1.66m x 1.63m (5'05" x 5'03")

A fantastic edition to this modern home, with carpet laid to floor, tiled splash back, the en-suite comprises of single shower cubicle with an electric shower, pedestal sink and conventional toilet, there is a shaving socket point, ceiling light, wall mounted fan heater and extractor fan.

#### BEDROOM TWO

3.96m x 2.38m (12'11" x 7'09")

Another generous double bedroom in size, with UPVC double glazed window to the side of the property, overlooking the communal gardens. There is carpet laid throughout, electric wall mounted heater, numerous plug sockets and ceiling light.

#### BEDROOM THREE

3.72m x 2.21m (12'02" x 7'03")

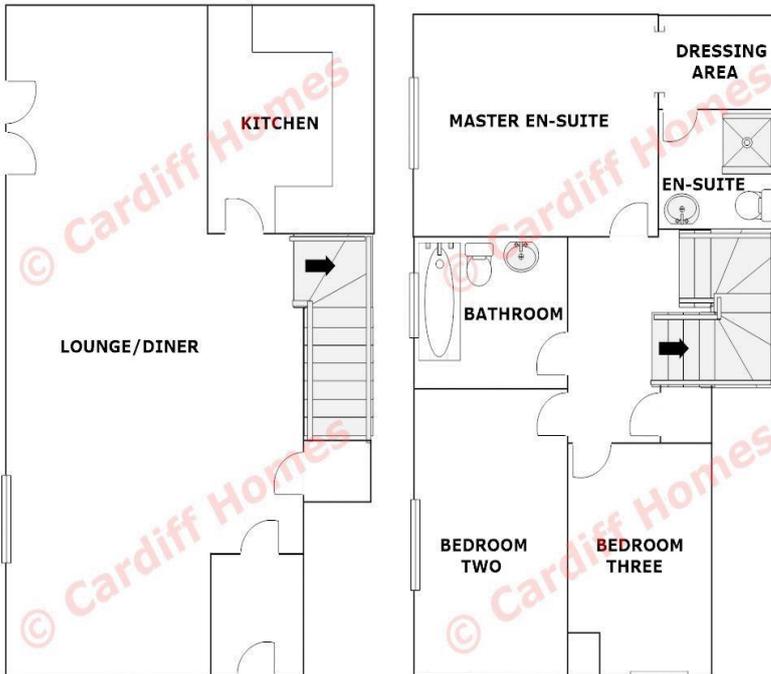
Another double bedroom with a UPVC double glazed window looking out to the front aspect of the property. With carpet laid throughout there is a wall mounted electric heater, telephone point, numerous plug sockets and ceiling light.

#### FAMILY BATHROOM

2.64m x 2.09m (8'07" x 6'10")

Centrally located this family bathroom comprises of a white three piece suite including a panelled bath tub with electric overhead shower, conventional toilet and pedestal sink. With a tiled splash back. There are tiles laid to floor, a ceiling light, electric shaver point and a UPVC double glazed frosted glass window to side aspect.

#### FLOOR PLANS:



#### GENERAL OUTSIDE DESCRIPTION

To the front of the property is a path leading up to the front door, with a low level hedge surrounding the boundary of the property. To the side of the property is a lawned area with low level mature hedge surrounding the boundary. Access into the property is via French doors. There is also use of the well-manicured communal gardens throughout Windsor Quay.

#### TENURE

We are advised that the tenure of this property is LEASEHOLD, with service charges to include maintenance of the surround grounds and gardens, although Cardiff Homes has not inspected any supporting paperwork

#### COUNCIL TAX

The council tax for this property is Band E.

#### SCHOOLS CATCHMENT AREA

Primary School: Grangemoor Primary  
 Secondary School: Fitzalan High School  
 Welsh Primary: Ysgol Gymraeg Pwll Coch  
 Welsh Secondary: Ysgol Glantaf

**IMPORTANT NOTICE: MONEY LAUNDERING REGULATIONS** - intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are not able to offer an opinion either verbal or written on the content of these reports. These particulars are intended only as a guide to the property, they do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. Buyers are advised to recheck measurements before committing to any expense. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to the title including the extent and boundaries of the property and other important matters before exchange of contracts.