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Homes House

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MR HOMES
SALES & LETTINGS



The Sand Wharf, Jim Driscoll Way
Cardiff Bay
Cardiff

Guide Price £165,000 to £175,000
Leasehold – 976 Years Remaining

The Sand Wharf, Jim Driscoll Way Cardiff Bay, Cardiff, CF11 7JA

Overview

- NO CHAIN!!! MOVE STRAIGHT IN
- GROUND FLOOR 2-BED APARTMENT with WATER VIEWS
- OPEN-PLAN LIVING ROOM & KITCHEN/DINER
- MAIN BEDROOM with EN-SUITE
- 2ND DOUBLE BEDROOM
- MODERN BATHROOM SUITE
- UNDERGROUND CAR PARKING SPACE VIA ENTRY WITH KEY FOB & ALLOCATED PARKING SPACE TO FRONT OF BUILDING
- NEAR TO CARDIFF ROWING CLUB & CARDIFF BAY
- ALL ELECTRIC (NO GAS)
- LONG LEASEHOLD – 976 Years Remaining



NO CHAIN!!! MOVE STRAIGHT INTO THIS 2-BED GROUND APARTMENT with WATER VIEWS - UNDERGROUND CAR PARKING SPACE VIA ENTRY WITH KEY FOB & ALLOCATED PARKING SPACE TO FRONT OF BUILDING - LONG LEASE 976 YEARS REMAINING - CLOSE TO CARDIFF BAY, CARDIFF ROWING CLUB, CHANNEL VIEW LEISURE & FITNESS CENTRE & THE MARL PLAYING FIELDS - EXCELLENT TRANSPORT LINKS TO THE CITY CENTRE, M4 & CARDIFF BAY – LONG LEASE – 976 YEARS REMAINING.

MR HOMES are very pleased to Offer **FOR SALE** with No Ongoing Chain this 2-Bedroom Ground Floor Apartment, with Level Access and comprises in brief; Secure Communal Entrance, Private Inner Hallway, Door to Entrance Hall, Airing Cupboard housing Pressurised Tank & Electric RCD Consumer Unit, Living Room Open-Plan to the Kitchen/Diner, Water Views achieved from Living Room, Bedroom 1 with En-Suite Shower Room, Bedroom 2 with Water View, Main Bathroom Suite. Allocated Parking Space to Front. Communal Gardens to Rear. Walkways Along River Taff. uPVC Double Glazing Windows (Some are Tilt & Turn Windows), Electric Storage Heaters (No Gas).

EPC Rating = Awaiting Assessment...

Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Secure Communal Entrance

Inner Private Hallway

Entrance Hall - 14' 2" x 3' 11" (4.31m x 1.19m)

Fitted Carpet, Wall Mounted Door Entry System & Alarm Panel, Electric Storage Heater, Doors to; Lounge/Kitchen/Diner, Main Bedroom, Bedroom 2 & Airing Cupboard.

Airing Cupboard

Houses Pressurised Tank & Electrical RCD Consumer Unit.

Lounge/ Kitchen/Diner - with Water Views

25' 0" x 15' 0" maximum width 9' 7" minimum width (7.61m x 4.57m max 2.92m min)

Lounge - Fitted Carpet, uPVC D/g 'Tilt & Turn' Windows with Water Views, Electric Storage Heater, BT, TV & Internet Points. Kitchen/Diner - Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Matching Upstands, 4x Ring Electric Hob & Electric Oven, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, uPVC Obscured D/g Window to Side & uPVC D/g Window to Rear.

Main Bedroom - 11' 5" x 8' 9" (3.48m x 2.66m)

Fitted Carpet, Wall Mounted Electric Radiator, uPVC D/g 'Tilt & Turn' Window to Side - (looks down Jim Driscoll Way, Channel View Leisure & Fitness Centre, & Cardiff Rowing Club). Door into En-Suite.

En-Suite - 5' 6" x 4' 8" (1.68m x 1.42m)

Tiled Flooring, Walk-In-Shower Cubicle, Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Wall Mounted Electric Extractor Fan, Shaver Point & Electric Radiator.

Bedroom 2 - 12' 3" x 7' 6" (3.73m x 2.28m)

Fitted Carpet, uPVC D/g Window with View of Water, Electric Radiator, 2x Horizontal High uPVC Obscured D/g Windows to Side. TV Aerial Point & Internet Point.

Main Bathroom - 6' 5" x 5' 6" (1.95m x 1.68m)

Tiled Flooring, Panel Bath with Mixer Tap & Attached Shower, with Rainfall & Handheld Shower Heads, Wash Hand Basin Mixer Tap, vanity Cupboard, Close-Coupled W.c, Wall Mounted Electric Extractor Fan & Electric Radiator.

Outside Communal Gardens.

Under Ground Car Parking Space via Entry with Key Fob & Allocated Parking Space to Front of Building.

Marl Playing Fields to the Front of the Building.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF OFFICE

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