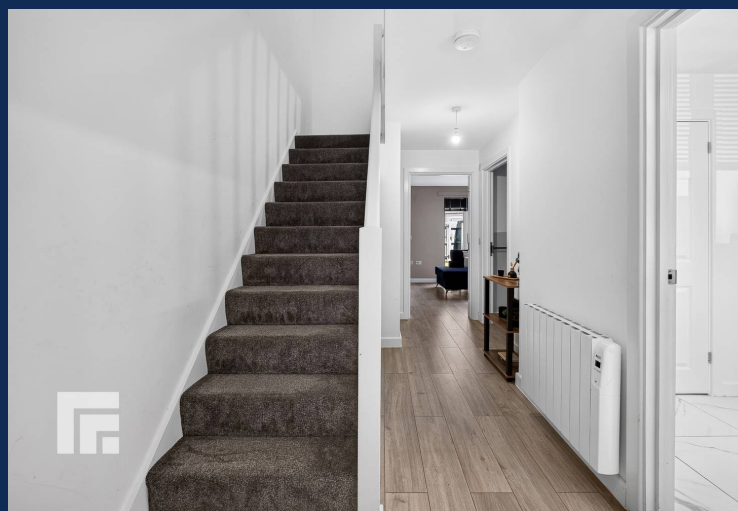




7 Marina View Watkiss Way, Cardiff

£325,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via front door. Laminate flooring. Pendant light fitting. Wall mounted electric heater. Doors to kitchen, lounge, and downstairs WC. Stairs rising to first floor.

LOUNGE

Laminate flooring. Pendant light fittings. Double glazed uPVC window to rear aspect with additional double glazed uPVC French doors leading to rear garden. Power points. Wall mounted electric heater. TV and telephone point.

KITCHEN

Vinyl flooring. LED strip light. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and electric hob with extractor above and oven beneath. Tiled splashback. Space and plumbing for washing machine. Space for fridge/freezer. Power points. Double glazed uPVC window to front aspect. Door leading to large storage cupboard, which houses the hot water tank.

DOWNSTAIRS W.C

Laminate flooring. Pedestal wash hand basin with mixer tap over and tiled splashback. WC. Pendant light fitting. Extractor. Heated towel rail.

FIRST FLOOR

Double glazed uPVC window to front aspect. Carpet to floor. Doors leading to bedroom two, bedroom three and main bathroom. Wall mounted electric heater. Stairs rising to second floor.

BEDROOM TWO

Double glazed uPVC window to rear aspect. Double bedroom. Carpet to floor. TV point. Wall mounted electric heater. Power points.

BEDROOM THREE

Double glazed uPVC window to front aspect. Carpet to floor. TV point. Wall mounted electric heater. Pendant light fitting.

BATHROOM

Tiled flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and tiled splashback, and shower cubicle. Pendant light. Shaver point. Heated towel rail. Extractor.

SECOND FLOOR

Double glazed uPVC window to front aspect. Carpet to floor. Door leading to master bedroom.

MASTER BEDROOM

Carpet to floor. Double glazed uPVC door opening onto Juliette balcony and additional double glazed uPVC door leading to roof terrace. Pendant light fittings. Power points. Wall mounted electric heater. TV point.

ROOF TERRACE

Large paved roof terrace, to front aspect. South facing. Accessed from the master bedroom.

REAR GARDEN

Enclosed rear garden, accessed from the living room. Laid to lawn, with patio area with artificial grass and close board fencing.

PARKING

One allocated parking space.

TENURE

MGY have been advised that the property is FREEHOLD.

AML

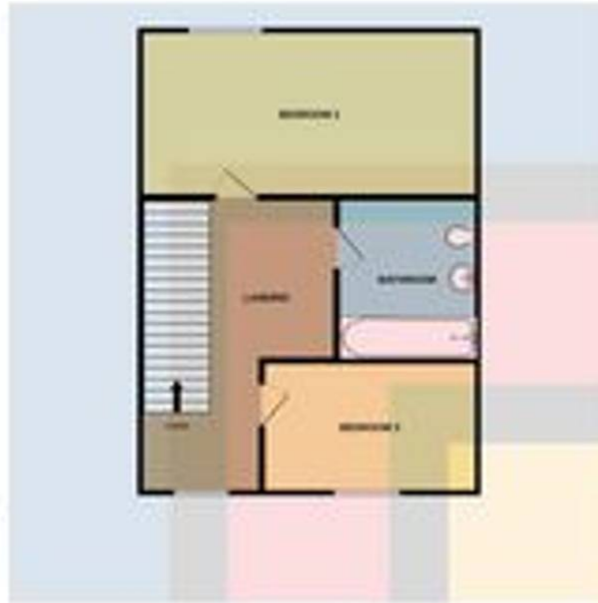
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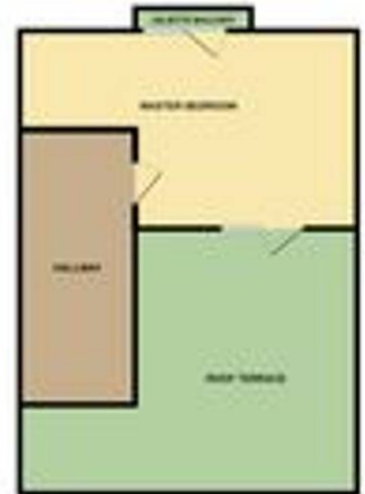
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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