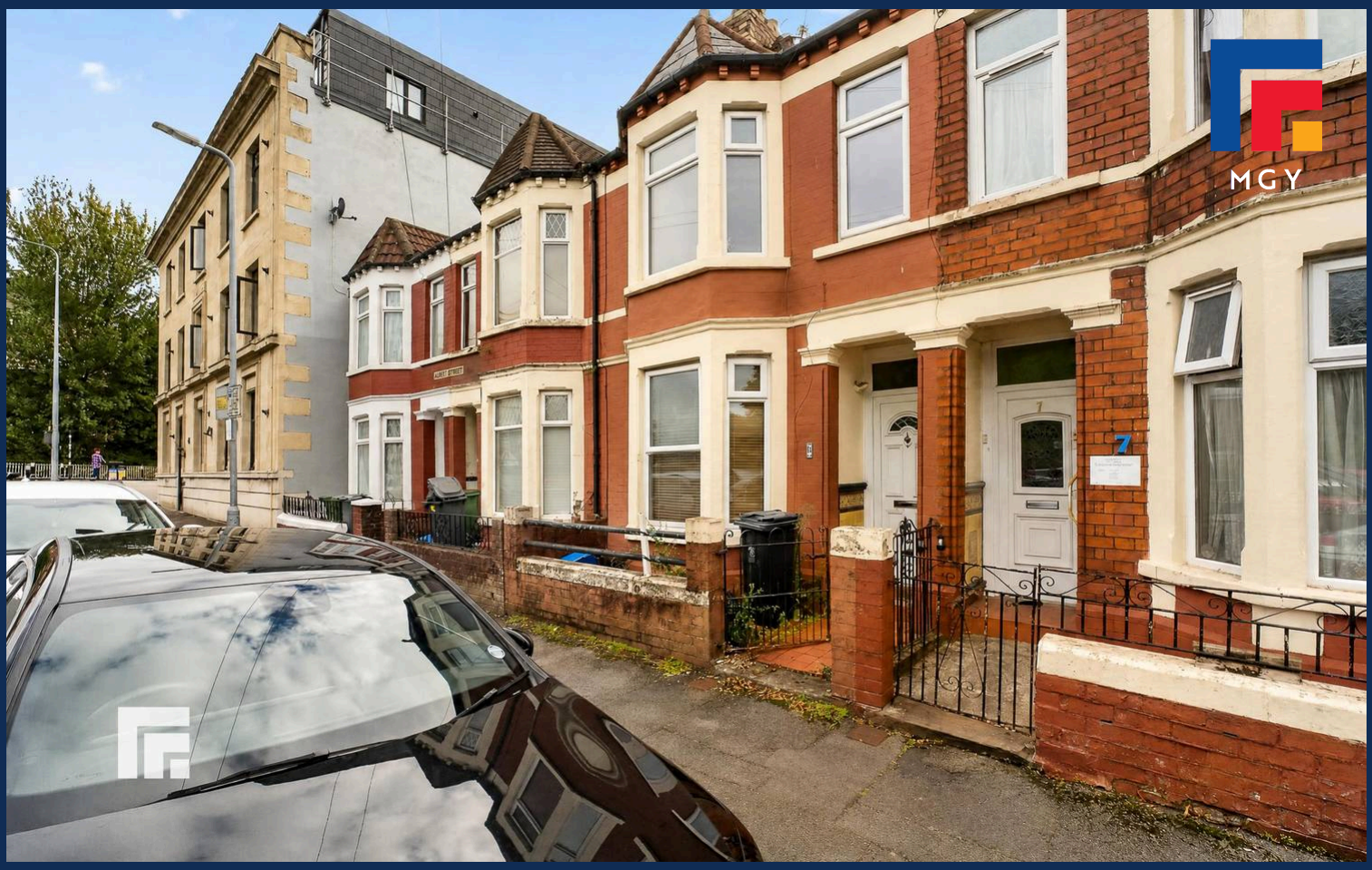


5 Clarence Embankment, Cardiff

£250,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

LOCATION

Situated on a quiet street, this property is ideally positioned within walking distance of Mermaid Quay and it's popular attractions, including the iconic Wales Millennium Centre. The surrounding area offers an excellent choice of bars, restaurants and coffee shops, as well as the Everyman Cinema, a range of water sports and activities, and the popular Red Dragon Centre. The property is particularly well placed for enjoying the waterfront, with picturesque walking and cycling routes leading towards Cardiff Bay Barrage, where panoramic views across the bay can be enjoyed. Excellent transport links further enhance the location, with Cardiff Central and Cardiff Bay train stations both within easy reach, alongside a range of local bus services providing convenient connections throughout Cardiff and the surrounding areas.

FRONT

Entered via private gated forecourt. Paved with brick surround.

ENTRANCE HALL

Spacious entrance hall. Entered via uPVC front door. Laminate wood effect flooring. Opening to large living space.

LIVING ROOM

20' 4" x 13' 4" (6.20m x 4.07m)

Fantastic living space. Double glazed uPVC bay fronted windows to front aspect. Additional double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Wall mounted radiators. Understairs storage space. Door leading to kitchen. Carpeted stairs leading to first floor.

KITCHEN

11' 10" x 8' 10" (3.61m x 2.70m)

Large double glazed uPVC window to side aspect. Fitted kitchen with work surfaces incorporating stainless steel sink. Ample storage. Space for oven. Tiled splashback. Stainless steel extractor hood. Space for washing machine and fridge freezer. Tiled flooring. Door leading to utility room.

UTILITY ROOM

8' 10" x 6' 5" (2.70m x 1.96m)

Double glazed uPVC door leading to rear garden. Tiled flooring. Wall mounted Combi-boiler.

FIRST FLOOR

Spacious landing. Double glazed uPVC window to side aspect. Carpeted flooring. Doors leading to bedrooms and bathroom. Loft access.

MASTER BEDROOM

13' 4" x 10' 6" (4.07m x 3.20m)

Extremely spacious master bedroom with stunning river views. Double glazed uPVC bay fronted windows with ample natural daylight. Laminate wood effect flooring. Wall mounted radiators.

BEDROOM TWO

11' 5" x 7' 6" (3.47m x 2.29m)

Double glazed uPVC windows to rear aspect. Second double bedroom. Carpeted flooring. Wall mounted radiator.

BATHROOM

9' 0" x 8' 10" (2.74m x 2.70m)

Large bathroom with obscure double glazed uPVC windows to rear aspect. White three piece suite comprising panelled bath with shower over and glass shower screen, vanity enclosed wash hand basin and W.C. Tiled flooring and part tiled walls. Wall mounted mirror with spotlights over.

GARDEN

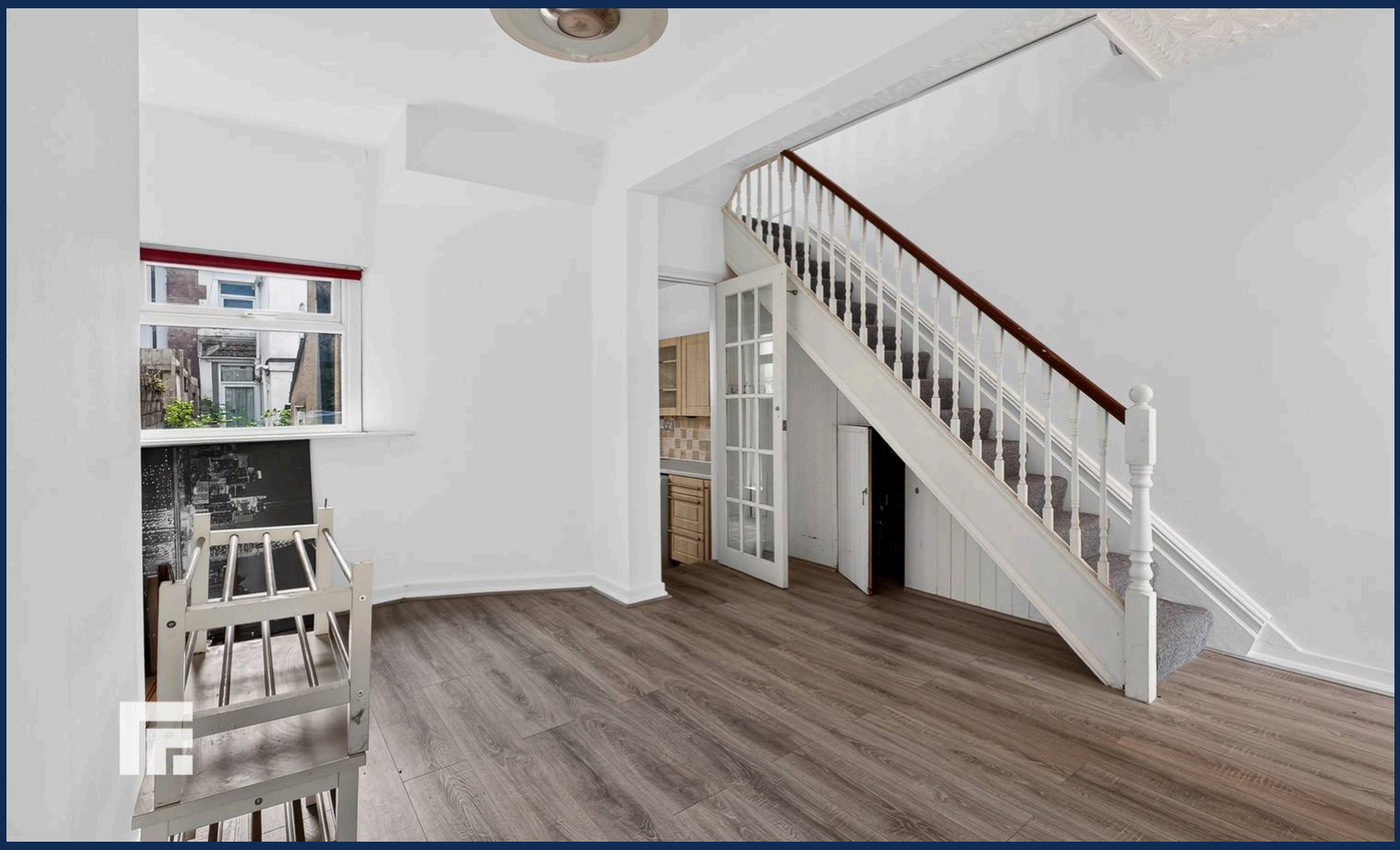
Low maintenance rear garden. Laid to lawn with brick surround. Accessed from the utility room.

TENURE

MGY have been advised that this property is freehold.

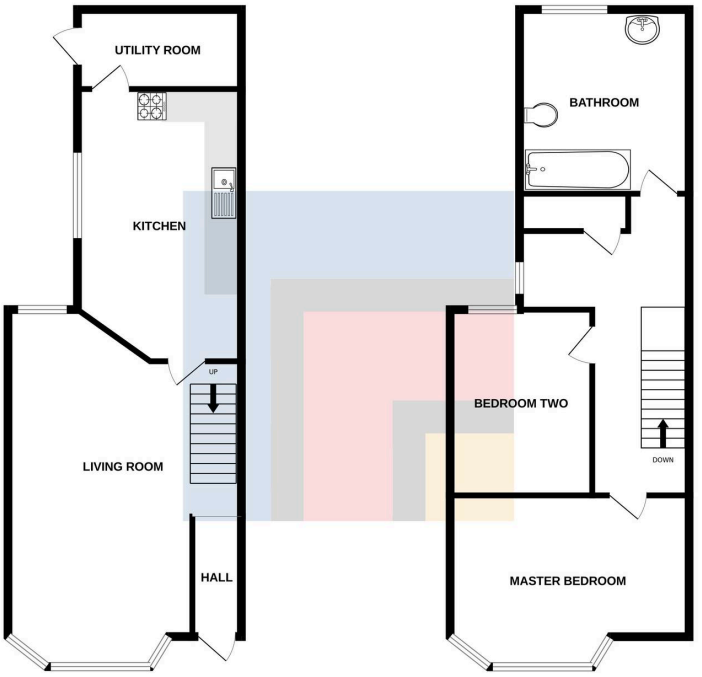
AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CARDIFF 029 2046 5466

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

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