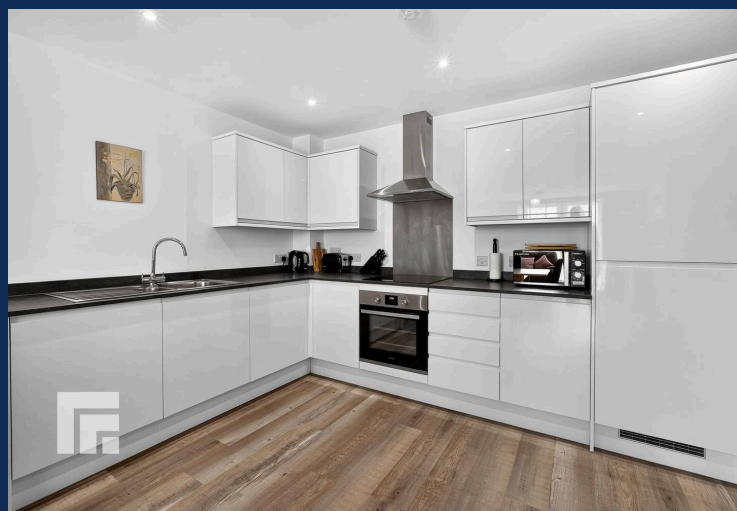




Eben Haezer House, The Wharf, Schooner Way

£225,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

Eben Haezer House is situated within a quiet development in a fantastic location, of Atlantic Wharf. The apartment is located within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. Located close by is a convenience store. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large entrance hall. Vinyl Flooring. . Two storage cupboards, one housing hot water tank and washer/dryer. Wall mounted video entry intercom system. Doors leading to all rooms.

MASTER BEDROOM

15' 4" x 10' 0" (4.68m x 3.06m)

Large double glazed uPVC sliding patio doors, leading to Juliette balcony. Spacious double bedroom. Vinyl wood effect flooring. TV Aerial point. Wall mounted electric panel heater. Door to;

EN-SUITE

7' 2" x 5' 5" (2.18m x 1.64m)

Vinyl wood effect flooring. Part tiled walls. Glass surround shower cubicle, with shower over. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Heated towel rail.

BEDROOM TWO

9' 8" x 9' 11" (2.94m x 3.03m)

Spacious double bedroom. High performance floor to ceiling windows to front aspect. Ample natural daylight. Vinyl wood effect flooring. Pendant lighting. Digital TV and telephone points. Wall mounted electric heater.

BATHROOM

6' 6" x 8' 1" (1.99m x 2.46m)

Large contemporary white bathroom suite. Vinyl Flooring (LVT). Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin with mixer tap over. Wall mounted mirror over and splashbacks. W.C. Shaver point. Spotlights.

LOUNGE/KITCHEN

22' 11" x 13' 0" (6.99m x 3.96m)

Large double glazed floor to ceiling windows to front aspect. Vinyl wood effect flooring. Ample natural daylight. Exceptionally large living area. Pendant lighting. Open plan living. Modern fitted units, with work surfaces incorporating stainless steel sink. Integrated oven, four ring electric hob, with stainless steel extractor hood over. Extractor fan. Integrated fridge freezer and dishwasher. Large wall mounted heater. TV Aerial point. Telephone point. Spotlights.

TENURE

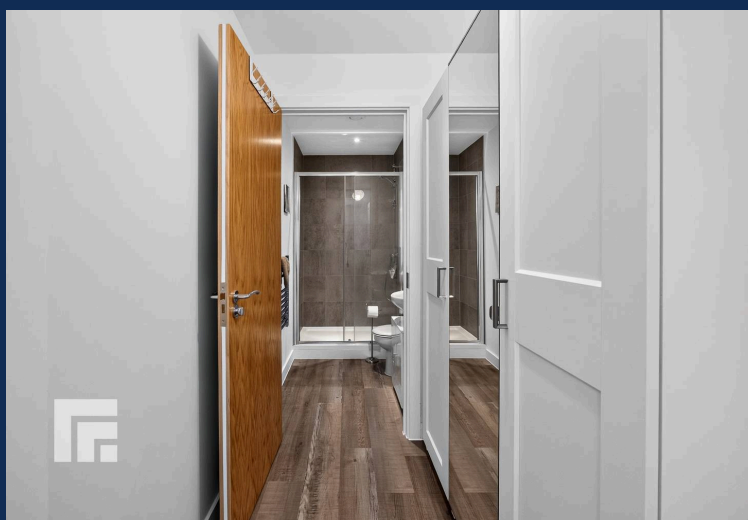
MGY are advised that the property is leasehold, with a lease of 250 years from 2022. Service charges of £1300 per annum, which includes building insurance, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal and allocated parking area. No ground rent. NHBC Warranty cover in place.

PARKING

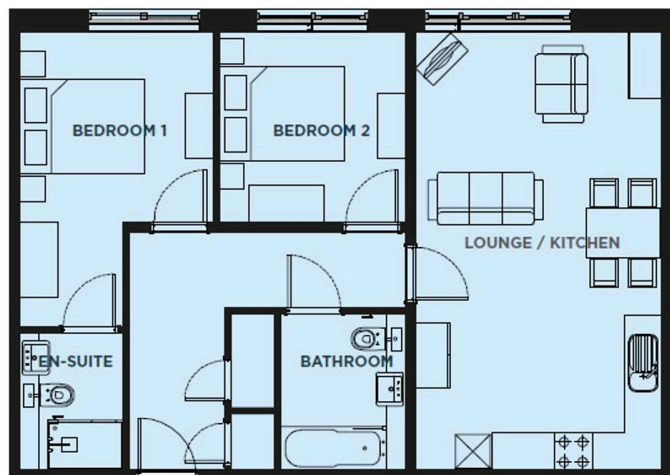
Permit parking for allocated parking area.

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.







CARDIFF 029 2046 5466

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



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