



33 Schooner Wharf, Schooner Drive, Cardiff

£225,000 Leasehold

****NO CHAIN* SUPERB WATERFRONT APARTMENT**** MGY are pleased to present for sale an impressive two bedroom, second floor apartment, in the popular Schooner Wharf development. Walking distance to Cardiff Bay and the City Centre.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

LOCATION

Situated within a quiet development, 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.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted video entry intercom system. Camaro flooring. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater.

LOUNGE/KITCHEN/DINER

Dimensions: 23' 8" x 10' 5" (7.22m x 3.19m). Two uPVC double glazed floor to ceiling windows to side. Balcony door, leading to large decked balcony with impressive water views. Camaro flooring. Halvanto Kitchen. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Work surfaces incorporating stainless steel sink. Integrated Zanussi oven, four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Integrated fridge freezer and plumbing for washer dryer. Spotlights. Wall mounted electric panel heater. Extractor fan. TV Aerial point. Telephone point. Open plan living.

MASTER BEDROOM

Dimensions: 12' 2" x 9' 10" (3.71m x 3.02m). Large double glazed aluminium windows to front, with direct water views. Spacious double bedroom. Camaro flooring. TV Aerial point. Wall mounted electric panel heater. Door to;

EN-SUITE

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

BEDROOM TWO

Dimensions: 12' 2" x 8' 3" (3.71m x 2.52m). Large double glazed aluminium windows to front, with direct water views. Double bedroom. Camaro flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

Camaro flooring. Part tiled walls. Panelled bath, with shower over and folding glass shower screen. Pedestal wash hand basin, with wall mounted vanity mirror over. W.C. Chrome fittings. Shaver point. Heated towel rail.

BALCONY

Large decked balcony with stunning water views and glass surround. Ample sun. Accessed from the living room.

PARKING

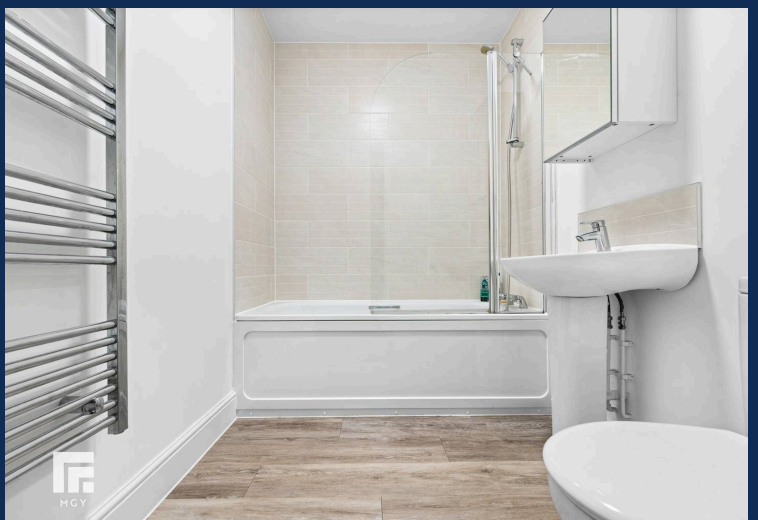
Street parking.

TENURE

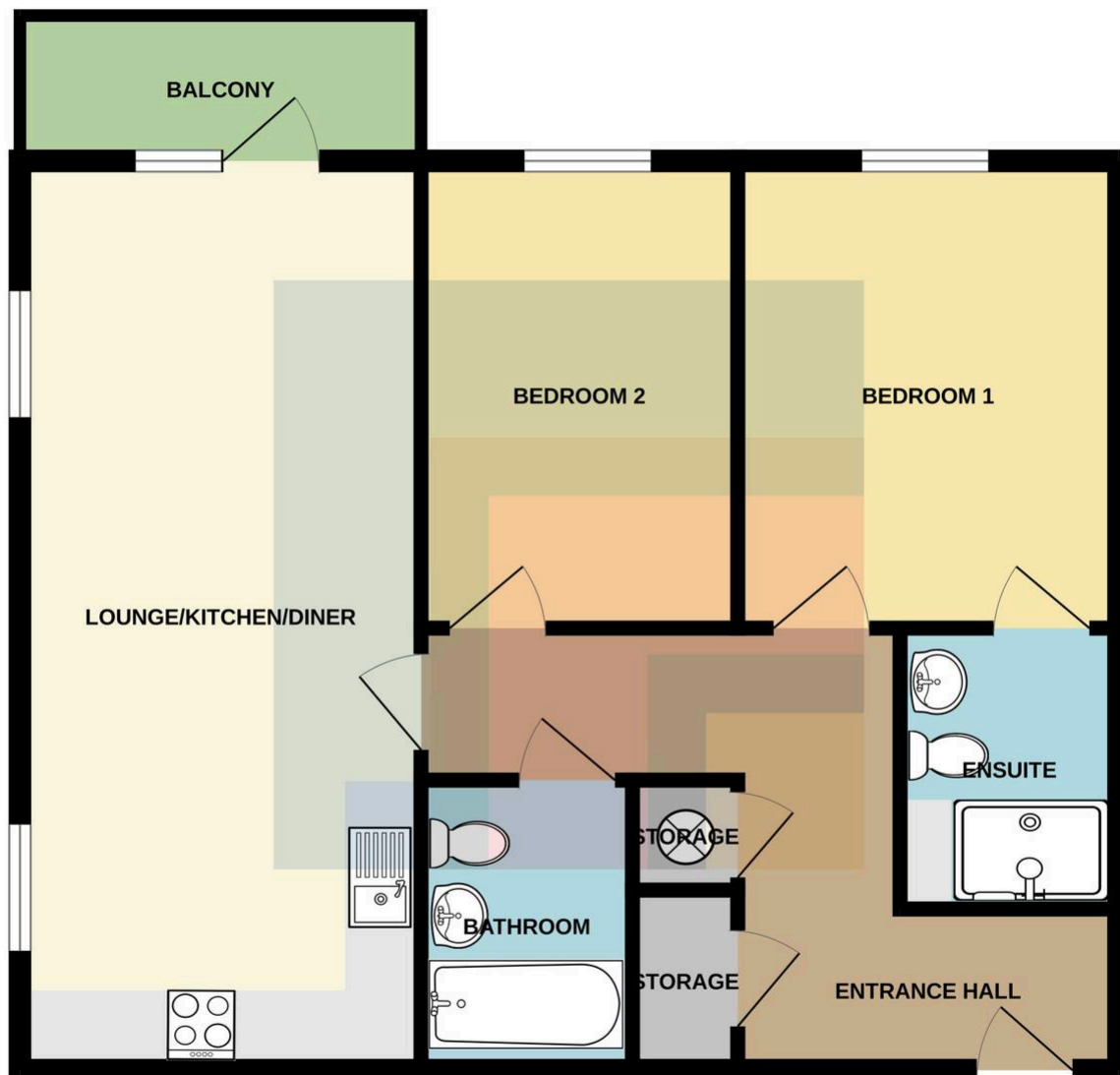
MGY are advised that the property is leasehold, with a lease of 250 years from 2017. Low service charges of £1,050.00 per annum, which includes lift maintenance, video entry intercom system, secure fob access, maintenance of internal and external communal areas, regular cleaning, refuse disposal, internal and external bike storage. Ground rent £210.00 per annum. Building insurance approx. £530.00 per annum. NHBC Warranty cover in place.

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.



SECOND 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 landlord, customer and witnesses shown have not been tested and no guarantee is given.

CARDIFF 029 2046 5466

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



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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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