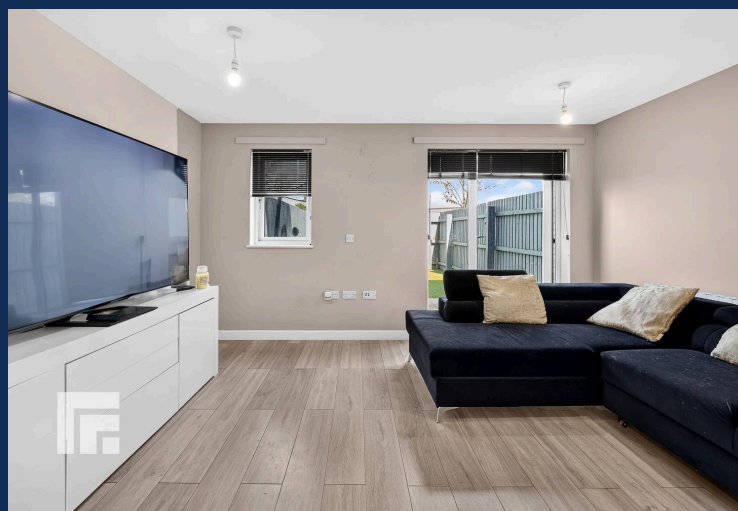




7 Marina View Watkiss Way, Cardiff

£310,000 Freehold

****FANTASTIC TOWN HOUSE* REAR GARDEN & ROOF TERRACE* NO CHAIN**** MGY are pleased to present for sale a fantastic three bedroom town house in the popular location of Watkiss Way. Close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency 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

14' 4" x 11' 2" (4.36m x 3.41m)

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

11' 2" x 7' 9" (3.40m x 2.37m)

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

5' 6" x 3' 8" (1.68m x 1.12m)

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

14' 3" x 11' 2" (4.34m x 3.41m)

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

BEDROOM THREE

9' 1" x 7' 11" (2.78m x 2.42m)

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

BATHROOM

8' 6" x 5' 6" (2.58m x 1.68m)

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

14' 3" x 12' 5" (4.35m x 3.79m)

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. Additional rear gate access.

PARKING

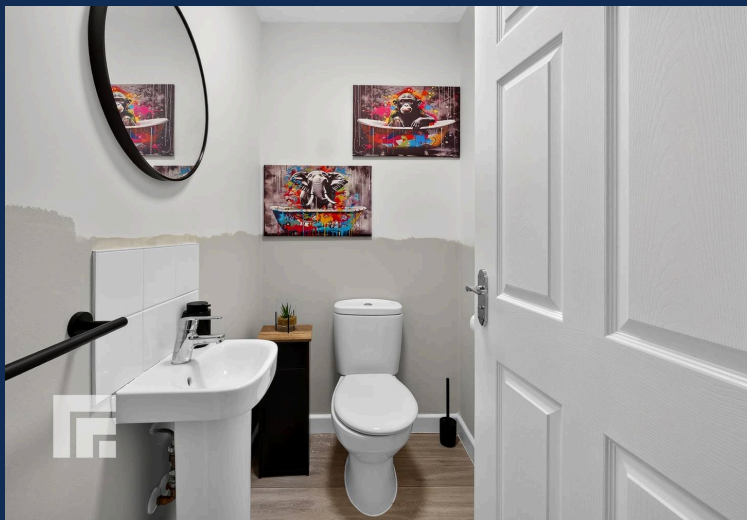
One allocated parking space.

TENURE

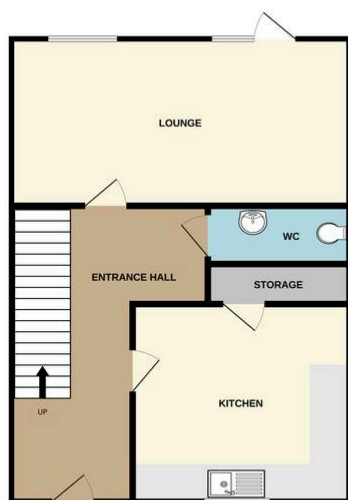
MGY have been advised that the property is FREEHOLD.

AML

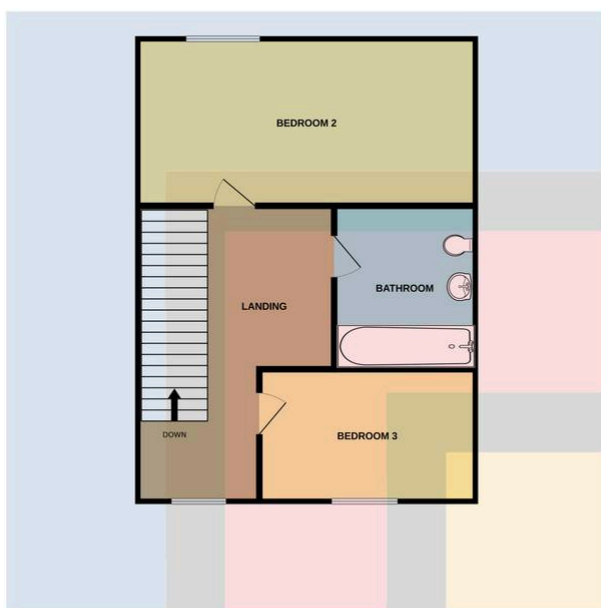
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can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



GROUND FLOOR



1ST FLOOR



2ND 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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South Glamorgan, CF10 5EE



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