

## 67 Harrison Way, Cardiff

£260,000 Freehold

**\*\*EARLY VIEWINGS HIGHLY RECOMMENDED\*\***A well presented end of link property situated in the popular Windsor Quay development in Cardiff Bay. The acc...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

### **ENTRANCE HALL**

Entered via wooden door with security spy hole. Separate porch area with solid wood flooring. Door to living room.

### **LIVING ROOM**

Double glazed uPVC windows, to front aspect. Ample natural daylight. Laminate flooring. Wall mounted radiator. TV Aerial point. Telephone point. Door to kitchen. Carpeted stairway to first floor.

### **KITCHEN/DINER**

Double glazed uPVC windows and door, leading to rear garden. Tiled flooring. Part tiled walls. Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage. Integrated dishwasher, oven, four ring gas hob and extractor hood over. Space for fridge freezer and washing machine. Boiler. Wall mounted radiator. Storage cupboard. Breakfast bar, with space for two stools.

### **MASTER BEDROOM**

Double glazed uPVC windows, to front aspect. Ample natural daylight. Carpeted flooring. Wall mounted radiator. TV Aerial point. Telephone point.

### **BEDROOM TWO**

Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. Wall mounted radiator. TV Aerial point.

### **BATHROOM**

Floor to ceiling tiles. Walk in shower with glass shower screen. Pedestal wash hand basin. W.C. Extractor fan. Shaver point. Storage cupboard, housing hot water tank. Heated wall mounted radiator.

### **REAR GARDEN**

Paved and laid to lawn, with brick and fence surround. Rear gate. Afternoon sun.

### **PARKING**

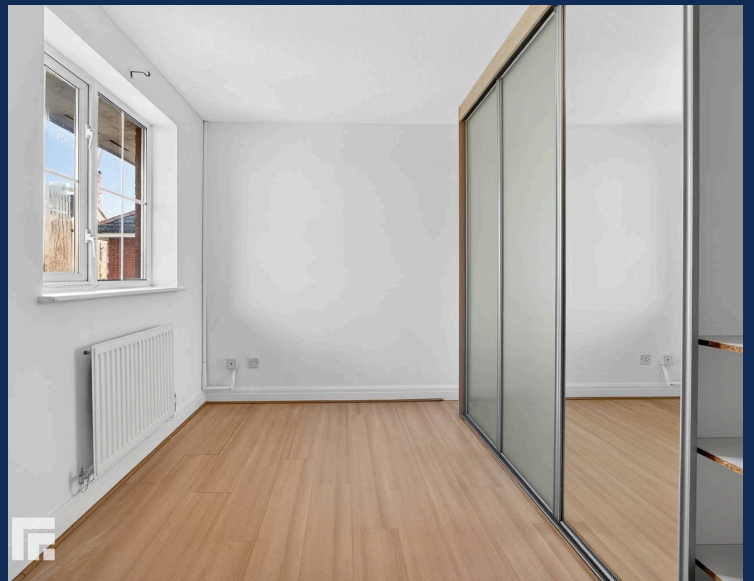
Allocated parking space. Visitor parking.

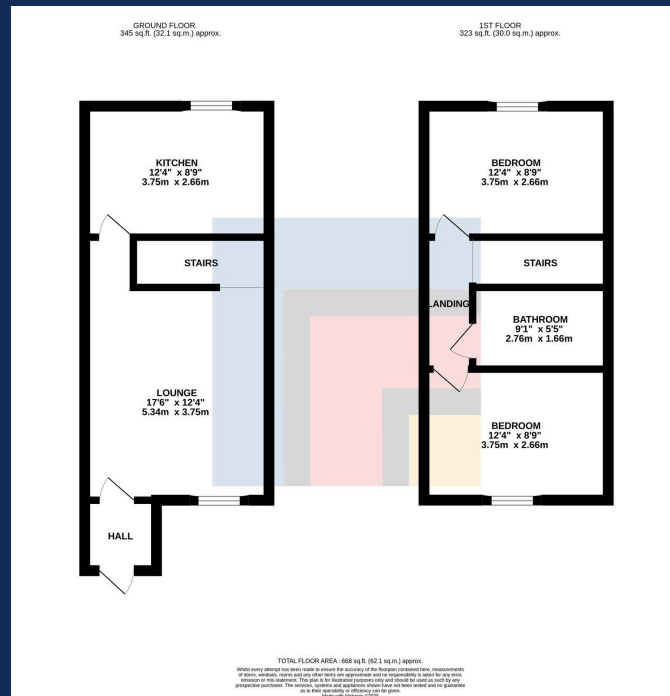
### **TENURE**

MGY are advised that the property is freehold. Service charges of £360 per annum, which includes maintenance of the communal grounds and gardens. This property is on a water meter.

### **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

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