



## 10 Marina View Watkiss Way, Cardiff

£340,000 | £1,600 pcm Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

## LOCATION

Marina View is a quiet development situated in a fantastic location. The property is within walking distance to Cardiff Marina, a variety of coffee shops and restaurants, Cardiff International Pool and White Water, The Green Giraffe Nursey and Cardiff Bay Retail Park. Excellent bus and transport links nearby, to the M4 and Cardiff City Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

## ENTRANCE HALL

Entered via front door. Carpet to floor. Pendant light fitting. Wall mounted electric heater. Doors to kitchen, lounge, and downstairs WC. Stairs rising to first floor.

## LOUNGE

Dimensions: 14' 3" x 11' 2" (4.36m x 3.41m). Carpet to floor. 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

Dimensions: 11' 1" 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 WC

Dimensions: 5' 6" x 3' 8" (1.68m x 1.12m). Vinyl 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

Dimensions: 14' 2" 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

Dimensions: 9' 1" x 7' 11" (2.78m x 2.42m). Double glazed

## BATHROOM

Dimensions: 8' 5" x 5' 6" (2.58m x 1.68m). Vinyl flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and tiled splashback, and panelled bath with mixer tap over. 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

Dimensions: 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 and close board fencing. Paved pathway leading to garden gate.

## 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



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