



103 Taliesin Court Chandlery Way, Cardiff

£320,000 Leasehold

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via double glazed uPVC door with obscure glass. Spacious entrance hall. Carpeted flooring. Radiator. Double glazed obscure door leading out to rear. Internal door leading to garage. Under stairs storage space. Doors leading to Cloakroom/W.C and utility room. Spotlights. Carpeted stairs rising to first floor.

UTILITY ROOM

9' 2" x 8' 0" (2.79m x 2.45m)

Double glazed window to rear aspect. Wall mounted boiler. Space and plumbing for washing machine. Wall and base units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Tiled flooring. Power points.

CLOAKROOM/W.C

5' 2" x 3' 10" (1.57m x 1.17m)

W.C. Wall mounted wash hand basin. Radiator. Tiled flooring and walls. Spotlights.

FIRST FLOOR

Carpet to floor. Wall mounted video entry system. Spotlights. Doors leading to kitchen and living room.

KITCHEN

14' 5" x 9' 4" (4.39m x 2.84m)

Tiled flooring. Wall, base and drawer units with worktops over incorporating four ring electric hob with extractor above, and stainless steel 1.5 sink and drainer with mixer tap over. Integrated dishwasher, fridge/freezer, microwave and oven/grill. Double glazed uPVC window to rear aspect. Spotlights. Power points. Double glazed door leading to a raised decking area with external stairs to rear entrance.

LIVING ROOM

16' 5" x 14' 6" (5.01m x 4.42m)

Double glazed uPVC windows with additional double glazed patio doors leading to large decked balcony. Ample natural daylight. Engineered wood flooring. Power points. TV and telephone point. Two radiators.

BALCONY

14' 8" x 7' 7" (4.48m x 2.31m)

Large decked balcony with ample sun and glass surround. External lighting. Accessed from the living room.

SECOND FLOOR

Wall mounted video entry system. Carpet to floor. Radiator. Spotlights. Doors leading to bathroom and two bedrooms. Storage cupboard housing hot water tank.

BATHROOM

10' 5" x 6' 4" (3.17m x 1.93m)

Tiled flooring and walls. Spotlights. Three-piece suite comprising wall mounted wash hand basin with mixer tap over, WC, and panelled bath with mains powered shower over. Mirrored vanity cupboard. Radiator.

THIRD FLOOR

Carpet to floor. Wall mounted video entry system. Loft access. Door leading to master bedroom. Spotlights.

MASTER BEDROOM/DRESSING ROOM

24' 8" x 14' 9" (7.52m x 4.49m)

Large master bedroom. Double glazed uPVC window and patio doors leading to large decked balcony. Ample natural daylight. Carpet to floor. Fitted floor to ceiling wardrobes. Wall mounted video entry system. TV and telephone point. Two radiators. Spotlights. Door leading to :-

EN-SUITE

8' 10" x 6' 7" (2.69m x 2.00m)

Large en-suite. Double glazed obscure uPVC window to rear aspect. Tiled flooring and walls. Wall mounted wash hand basin. Shower cubicle with mains powered shower over. Shaver point. Wall mounted mirror. Spotlights.

BALCONY

14' 6" x 4' 11" (4.41m x 1.51m)

Large decked balcony with ample sun. Sheltered with glass surround. External lighting. Accessed from master bedroom.

INTEGRAL GARAGE

18' 8" x 10' 2" (5.69m x 3.10m)

Large single garage with up and over door. Power and light. Additional access from the entrance hall. The property has an integrated vacuum cleaner system. Hose points are on every floor and the suction unit is housed in the garage.

PARKING

Large single garage and driveway. Additional visitor parking.

FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold with a term of 999 years from 2001. Low service charges of approx. £1,320 per annum which includes onsite concierge and leisure facilities, maintenance of





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