



**Guide Price £240,000 , Schooner Wharf, Schooner Drive, Cardiff Bay CF10
4ET**



- Cardiff Bay Location
- Immaculately Presented
- Superb Water Views
- Walking Distance To Mermaid Quay and the City Centre
- Third Floor Two Double Bedroom Apartment
- EWS1 Form In Place
- Long lease with low service charges
- NHBC warranty cover for added reassurance



**, Schooner Wharf, Schooner Drive,
Cardiff Bay, CF10 4ET**

+++ Guide Price £240,000 - £250,000 +++

Situated within the recently developed Cardiff Bay area, this impeccably presented waterside apartment enjoys an ideal location just a short walk away from the excellent amenities of Mermaid Quay. Additionally, it offers quick and convenient access to Cardiff City Centre.

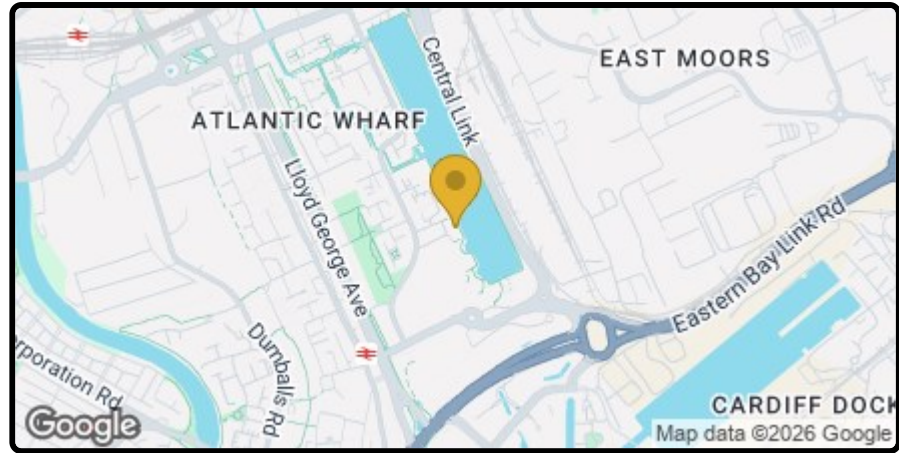
Nestled in the sought-after Schooner Wharf development is this beautifully maintained first-floor corner apartment . As you enter the property, you're greeted by an inviting entrance hall featuring built-in storage and airing cupboards.

The apartment boasts a bright and spacious open-plan kitchen, living, and dining area that overlooks the water allowing for a delightful view of the Bute East Dock waterplane. The kitchen is equipped with a range of base and eye-level units, along with integrated appliances like an electric oven, electric hob, extractor, and fridge freezer.

You'll find two generously sized double bedrooms, including a stunning Master Bedroom with its own chic ensuite shower room. The main bathroom is complete with a shower over a panel bath.

Further benefits include an allocated parking space, video entry intercom, an air filtration system and sprinkler and smoke detection system as well as electric heating.

Offered with No Onward Chain



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 86 | 86 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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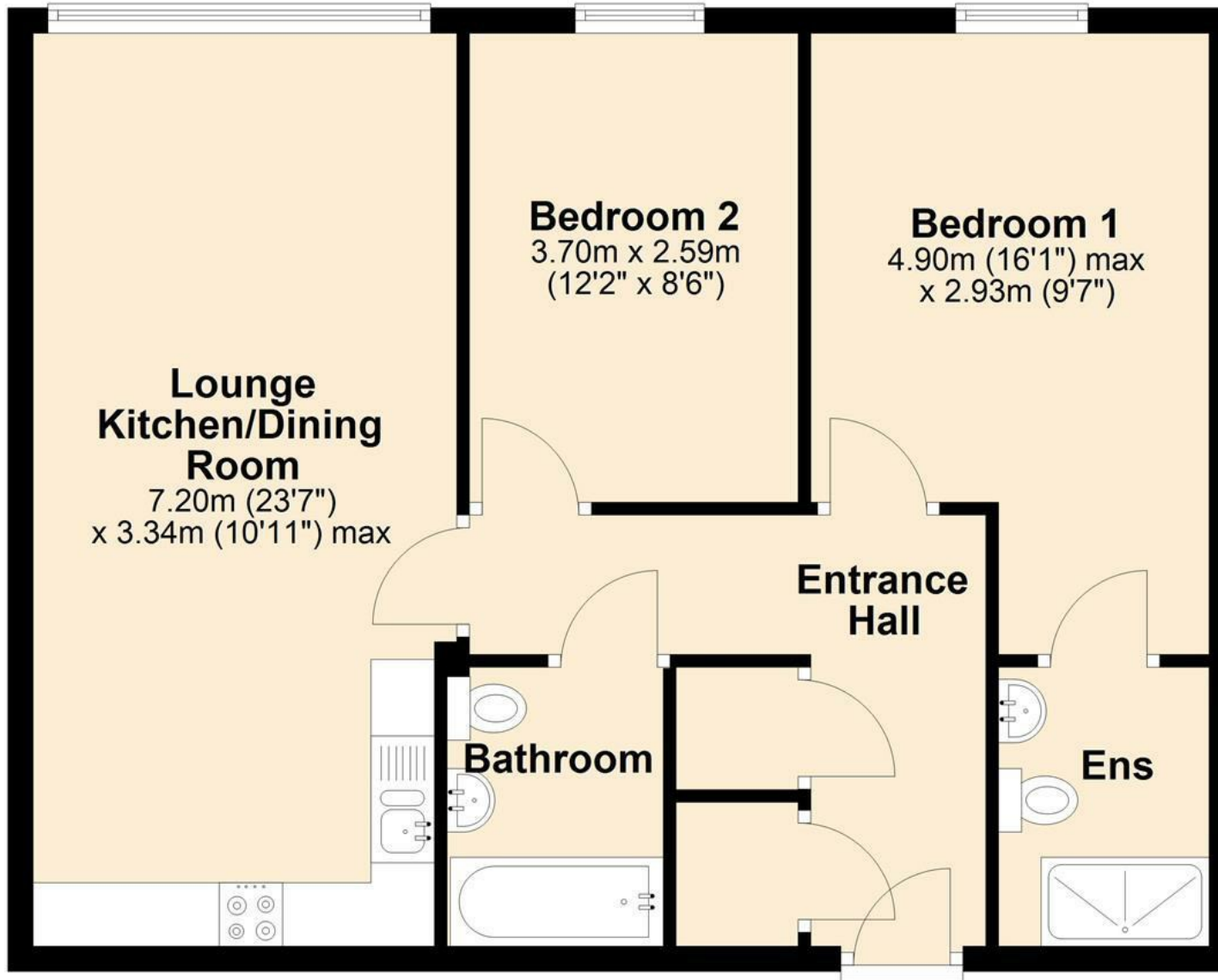
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Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)