Schooner Way

CARDIFF BAY, CF10 4EQ

GUIDE PRICE £300,000

Hern & Crabtree

Schooner Way

A beautifully presented four bedroom townhouse in the heart of Cardiff Bay.

The kitchen sits at the front of the house, while the living room spans the rear with two sets of doors opening onto the garden, making the space feel particularly bright. Upstairs, the bedrooms are spread across two floors, with a bathroom on each level.

Outside, the rear garden is enclosed and easy to maintain, with a paved seating area, lawn, mature planting and a gate providing direct access to the residents' parking area.

Schooner Way remains one of Cardiff Bay's most convenient locations. Mermaid Quay, Roath Basin and the waterfront are all within walking distance, while Cardiff city centre and Cardiff Central railway station are easily reached on foot. The area is well served by cafés, restaurants, supermarkets and leisure facilities, together with excellent road links via the A4232 and M4.

Approx 1169.00 sq ft

Council Tax Band: E

Entrance
Enter via a composite entrance door with double glazed side panel. Tiled flooring, coved ceiling, radiator, large storage cupboard and staircase rising to the first floor.

Kitchen
Double glazed window to the front elevation. Fitted with a range of wall and base units with worktops over, stainless steel one and a half bowl sink with drainer, integrated four ring gas hob with extractor above, integrated oven and grill, integrated fridge freezer, integrated dishwasher, tiled flooring and coved ceiling.

Living Room
Double glazed French doors and an additional double glazed door opening onto the rear garden. Coved ceiling, wooden flooring, radiator and staircase rising to the first floor.

First Floor Landing
Staircase rising from the ground floor and continuing to the second floor. Coved ceiling.

Bedroom Two
Two double glazed windows overlooking the rear garden. Coved ceiling, fitted wardrobes and two radiators.

Bedroom Three
Double glazed French doors to a juliette balcony. Double glazed window to the front elevation. Radiator. Wooden mantlepiece and tiled hearth.

Family Bathroom
W/C and wash hand basin. Corner bath with fitted shower over. Tiled walls and vinyl flooring. Heated towel rail. Extractor fan. Shaver point.

Second Floor Landing
Loft hatch, wooden balustrade and doors leading to the remaining bedrooms and shower room.

Bedroom One
Two double glazed windows overlooking the rear garden. Two radiators.

Bedroom Four
Two double glazed windows to the front elevation. Two radiators.

Shower Room
W/C and wash hand basin. Shower quadrant with fitted shower and glass sliding door. Tiled walls and vinyl flooring. Heated towel rail. Extractor fan. Shaver point.

Rear Garden
Enclosed by timber fencing with a paved seating area, central lawn, mature flower borders and garden shed. Rear pedestrian gate providing direct access to the residents' parking area.

Additional Information
Council Tax Band (Cardiff). EPC rating C.

Tenure
Share of the freehold. 999 years from 2004 with 977 years remaining. Annual Service and Maintenance Charges £876.52.

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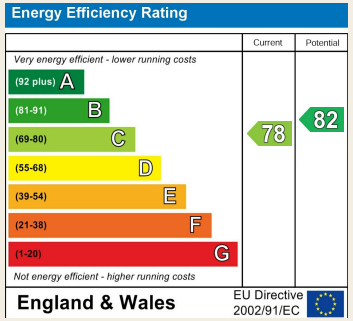

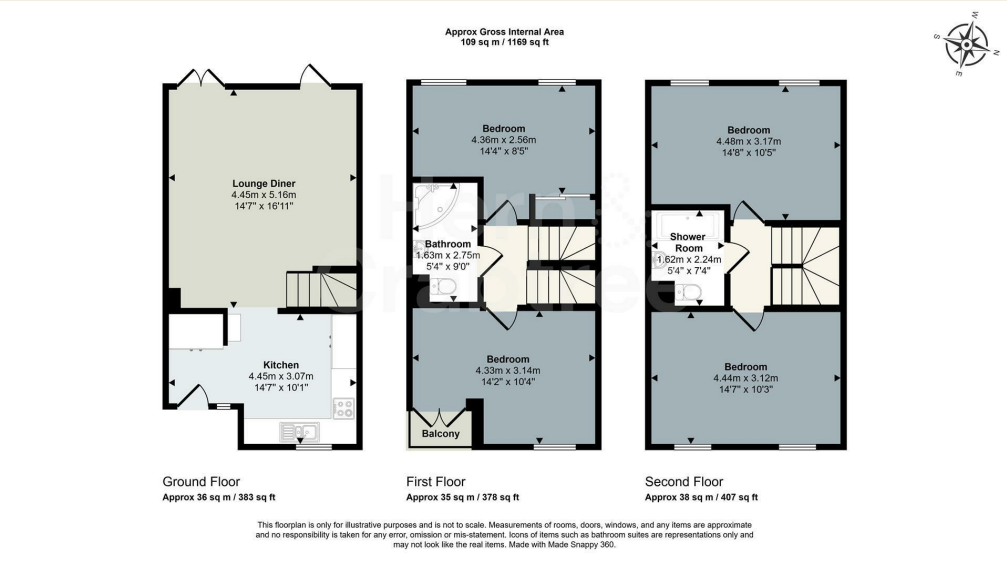

Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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