

Schooner Way

CARDIFF, CF10 4EQ

GUIDE PRICE £325,000

**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.



1169.00 sq ft

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 mantelpiece 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.

Tenure

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

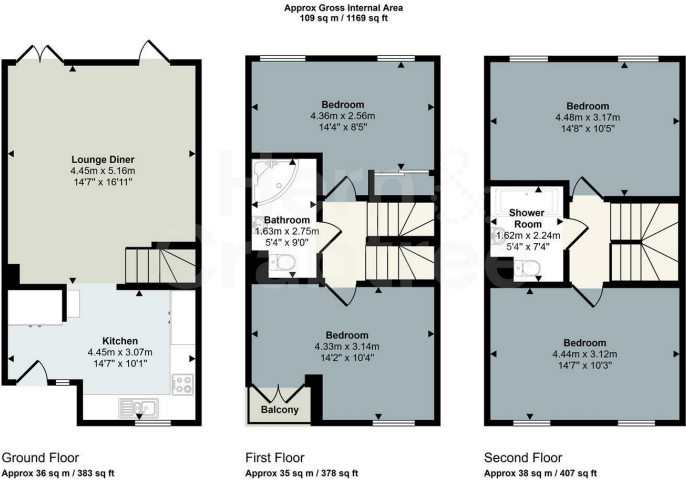
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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