

Barquentine Place

CARDIFF, CF10 4NH

GUIDE PRICE £210,000

**Hern &
Crabtree**



Barquentine Place

A beautifully presented two-bedroom top-floor apartment situated in ever-popular Cardiff Bay.

Located in the vibrant Cardiff Bay area, residents of Barquentine Place can enjoy a plethora of amenities right at their doorstep. From trendy cafes and restaurants to scenic waterfront views, this location offers the perfect blend of urban convenience and natural beauty.

The accommodation, in brief, comprises an entrance, hall, kitchen, lounge/diner, two bedrooms and bathroom. Allocated parking space and visitor parking.

Please call Hern & Crabtree, Pontcanna for more information.



733.00 sq ft

Porch

Enter from the communal entrance. Wooden laminate flooring. Door leading to:

Hallway

Continuation of wooden laminate flooring. Radiator. Intercom telephone. Loft access hatch. Two storage cupboards. Door leading to:

Kitchen

11'10" max x 9'3" max

Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one bowl sink with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated full length dishwasher. Plumbing for washing machine. Space for fridge freezer. Concealed gas combination boiler. Continuation of wooden laminate flooring. Radiators.

Lounge/Diner

16'0" max x 12'9" max

Double glazed window to the side elevation. Marble hearth and wooden mantelpiece. Continuation of wooden laminate flooring. Two radiators.

Bedroom One

13'2" max x 9'5" max

Double glazed doors opening to a Juliette balcony. Radiator.

Bedroom Two

12'9" max x 10'6" max

Double glazed window to the side elevation. Double glazed doors opening to a Juliette balcony. Radiator.

Bathroom

7'9" max x 6'1" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Heated towel rail. Extractor fan. Shaver point. Part tiled walls. Tiled flooring.

Tenure

Leasehold. 100 year lease from 1995 with 71 years remaining. The property will benefit from an extended lease upon completion of the purchase unless otherwise agreed.

Parking

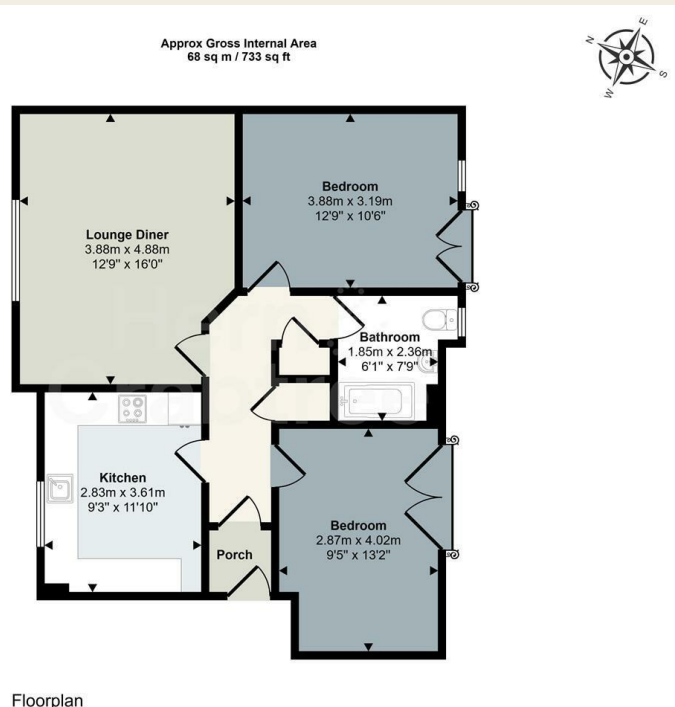
Allocated parking space. Visitor parking is available.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.



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.



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		



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

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.