

# West Bute Street

Cardiff | CF10 5EP

One Bedroom Apartment | Asking Price Of £109,950



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# PROPERTY DESCRIPTION

**\*\*HIGH SPECIFICATION APARTMENT\* IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are delighted to offer for sale this immaculate one bedroom, first floor apartment, located in the heart of Cardiff Bay. This modern apartment boasts a very central and convenient position, within walking distance of Mermaid Quay with its many bars, shops and restaurants. The spacious accommodation briefly comprises of open plan kitchen/living area, spacious bedroom, and en-suite bathroom. The property further benefits from double glazing throughout and gas central heating. No chain. Ideal first time purchase or investment.

- **Tenure** Leasehold
- **Council Tax Band D**
- **Floor Area (approx.)** 398 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door. Open plan living.

## KITCHEN/ LIVING AREA

13' 5" x 15' 7" (4.11m x 4.77m)  
Large double glazed uPVC windows to front. Laminate wood flooring. Part tiled walls to kitchen. High gloss wall and base units, with work surfaces incorporating stainless steel sink, with mixer tap and drainer. Ample storage. Built in oven and four ring gas hob, with extractor hood over. Integrated microwave. Space for fridge freezer and washer/ dryer. Breakfast bar, with space for three stools. Two wall mounted radiators. TV Aerial point. Telephone point. Spotlights. Door to:-

## BEDROOM

14' 7" x 9' 3" (4.47m x 2.82m)  
Double glazed uPVC windows to rear. Spacious double bedroom. Laminate wood flooring. TV Aerial point. Wall mounted radiator. Spotlights. Door to:-

## BATHROOM

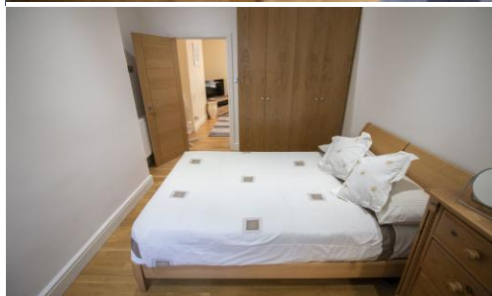
11' 4" x 4' 8" (3.46m x 1.44m)  
Modern bathroom. Double glazed uPVC window to side. Tiled flooring. Fully tiled walls. Double shower cubicle, with rainfall shower and additional shower attachment. Vanity enclosed wash hand basin. Low level W.C. Mirror with lighting. Extractor fan. Chrome heated towel rail. Spotlights.

## PARKING

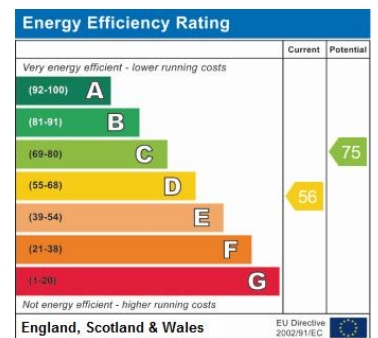
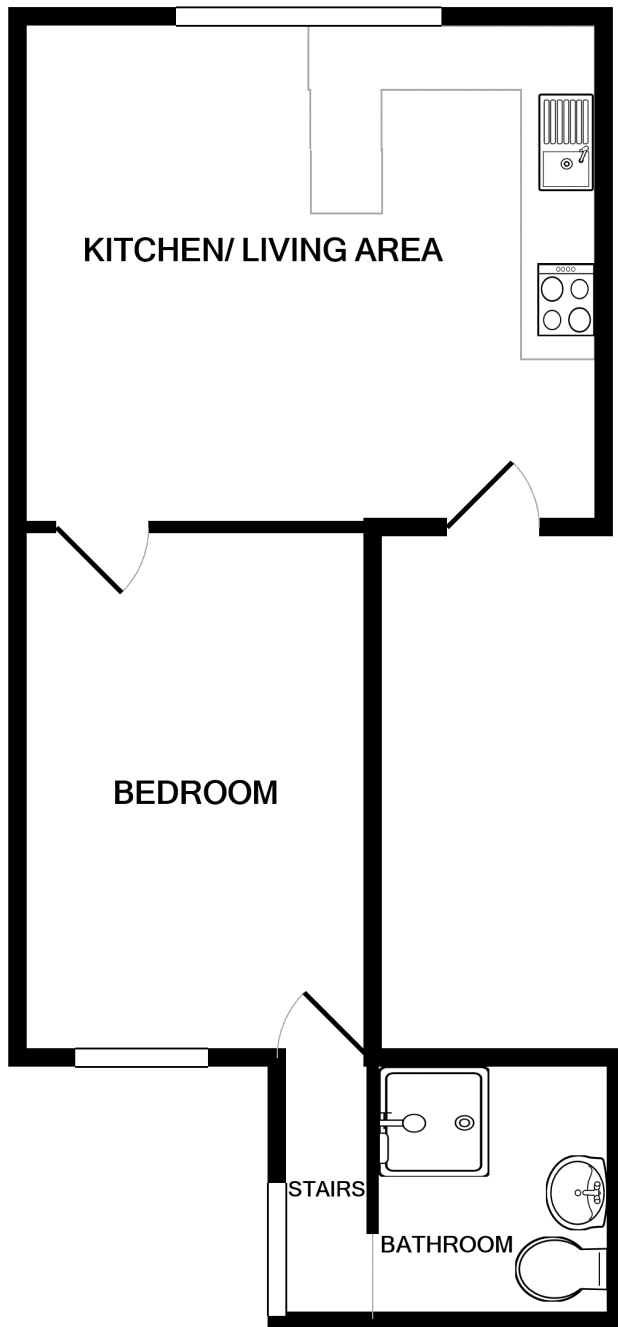
Two parking permits.

## TENURE

MGY are advised that the property is leasehold.



# FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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