

Dubrovnik House

Century Wharf, Cardiff Bay | Cardiff | CF10 5NX

Ground Floor Apartment | Asking Price Of £150,000



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PROPERTY DESCRIPTION

****IMMACULATELY PRESENTED WITH LARGE TERRACE**** MGY are pleased to present for sale, a spacious one bedroom, ground floor apartment with a large terrace within the highly sought after development, Century Wharf. The accommodation comprises of entrance hall to spacious living/dining room, modern fitted kitchen, large bedroom and bathroom. The property further benefits from a large terrace, double glazing throughout, underfloor heating and a security video entry system. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Allocated undercroft parking. Ideal first time purchase. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 588 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Oak effect laminate flooring.
Security alarm system. Thermostat.
Video entry phone. Two storage cupboards; one housing hot water tank.

LOUNGE/DINER

12' 9" x 17' 0" (3.90m x 5.19m)
Double glazed uPVC doors to front leading onto large terrace. Oak effect laminate flooring. TV and telephone point. Thermostat.

KITCHEN

10' 5" x 7' 10" (3.20m x 2.41m)
Large Kitchen. Tiled flooring.
Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Extractor fan. Space for fridge freezer and washing machine.

BEDROOM

11' 1" x 13' 0" (3.39m x 3.98m)
Double glazed uPVC window, to front aspect. Ample natural daylight. Extremely spacious.
Carpeted flooring. Built in double wardrobe. Telephone point. TV aerial point.

BATHROOM

6' 9" x 6' 3" (2.08m x 1.91m) Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

TERRACE

Exceptionally large paved terrace.
Accessed from the living room.

PARKING

Allocated undercroft parking space. Visitor Parking.

FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

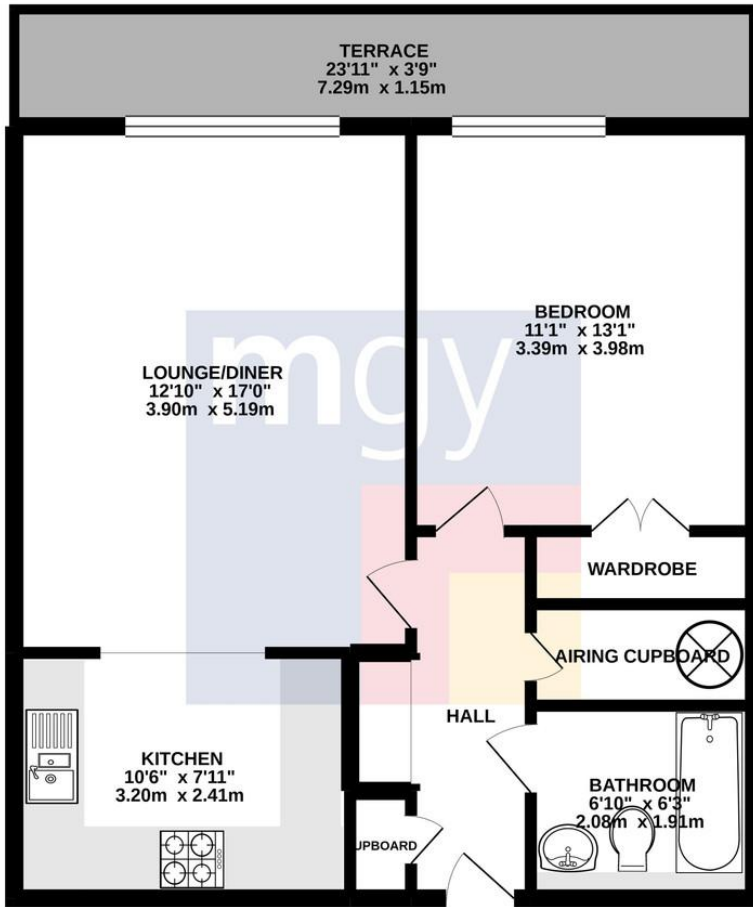
TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2001.

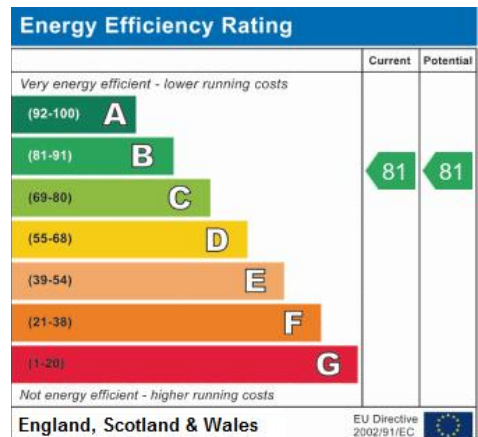


FLOORPLANS

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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