

Lacuna

Windsor Esplanade | Cardiff | CF10 5BG

Ground Floor Apartment | Asking Price Of £205,000



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PROPERTY DESCRIPTION

****NO CHAIN* RARELY AVAILABLE**** MGY are pleased to present for sale, an impressive one bedroom ground floor apartment, in the much sought after 'Lacuna Apartments'. Exceptional views of Cardiff Bay, Penarth head and beyond. The spacious accommodation comprises of entrance hall, lounge/dining area, fully integrated kitchen, bedroom, bathroom and access to a large patio area, enjoying the fantastic views. There is a sliding partition, separating the bedroom from the living area. The property further benefits from gas central heating, double glazing throughout and new fitted carpets. Gated access to an allocated undercroft parking space. EWS1 form in place. No chain. Must be viewed to be fully appreciated.

- **Tenure** Leasehold
- **Council Tax Band** F
- **Floor Area (approx.)** 753 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door. Storage cupboard housing boiler. Wall mounted radiator. Video entry phone. Thermostat. New carpeted flooring.

LOUNGE/DINER

13' 5" x 22' 4" (4.10m x 6.82m)
Double glazed windows and patio doors onto paved outside area, with delightful views. Ample natural daylight. Wall mounted radiator. TV aerial point. Telephone point. New carpeted flooring. Sliding partition to bedroom. Spotlights.

KITCHEN

8' 9" x 8' 8" (2.67m x 2.66m) Base and wall units with work surfaces incorporating stainless steel sink, with mixer tap and drainer. Ample storage. Built in oven and microwave, five ring gas hob, with extractor hood over. Splash back. Integrated fridge/freezer, dishwasher and washer/dryer. Wall mounted radiator. Under unit lighting. Vinyl flooring. Spotlights. Open plan living.

BEDROOM

11' 3" x 23' 1" (3.44m x 7.05m)
Double glazed windows and patio doors leading onto paved outside area, with delightful views. Large double bedroom. Ample natural daylight. Wall mounted radiator. TV aerial point. Built in double wardrobe. Sliding partition to lounge. New carpeted flooring. Spotlights.

BATHROOM

Tiled flooring. Fully tiled walls. Tiled bath, with mixer tap and shower attachment. W.C. Wash hand basin, with mixer tap. Shaver point. Heated towel rail. Extractor fan. Spotlights.

OUTSIDE

Gated access to an allocated undercroft parking space. Large patio area, with space for seating. Ample sun. Accessed from the living room and bedroom.

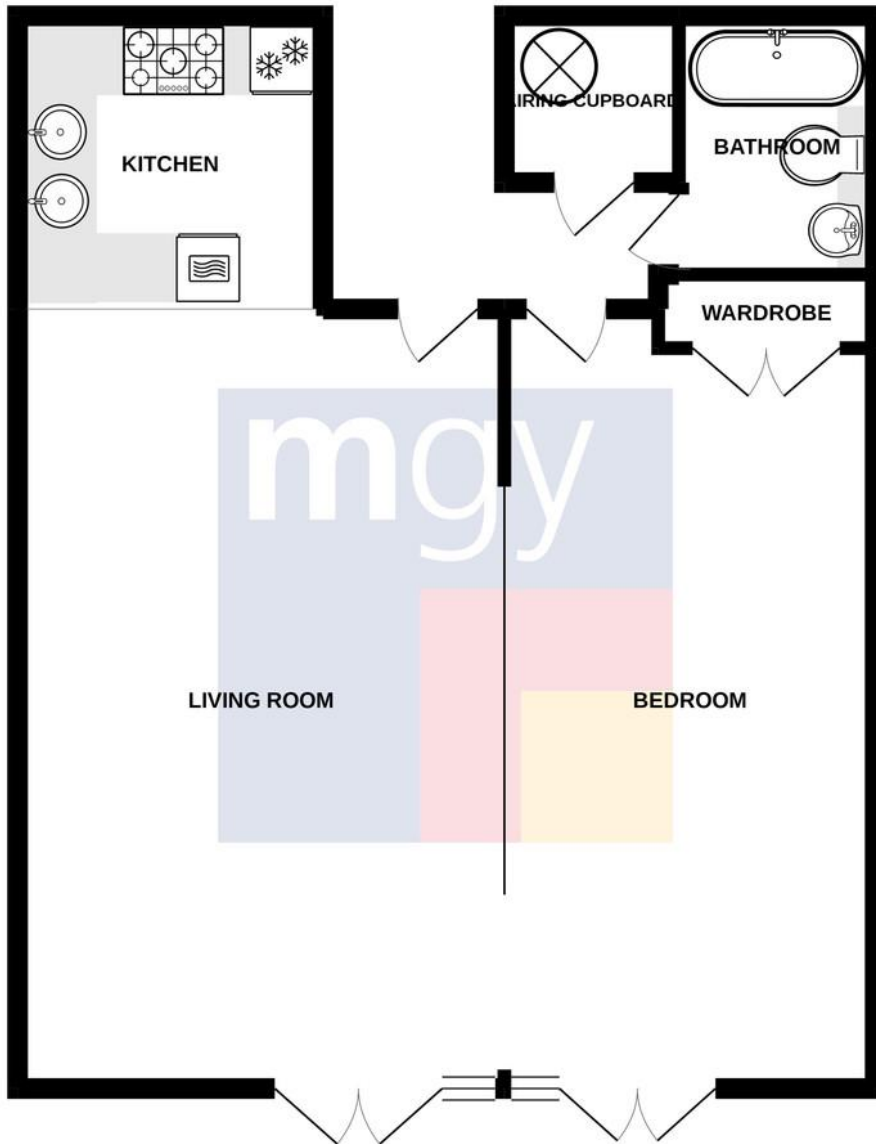
TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2002.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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	
WWW.EPC4U.COM			



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