

Kilcredaun House

Ferry Court | Prospect Place | Cardiff | CF11 0JG

Two Bedroom Apartment | Asking Price of £165,000



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PROPERTY DESCRIPTION

MGY are pleased to present for sale a modern two bedroom, fourth floor apartment located within the popular Prospect Place development, in Cardiff Bay. The accommodation briefly comprises of entrance hall, living room, separate kitchen, two double bedrooms, one with en-suite, bathroom and decked balcony with partial water views. The property further benefits from double glazing throughout, video entry intercom system and an allocated parking space. The development benefits from 24 hour concierge and complimentary onsite leisure facilities, with fully equipped swimming pool and Jacuzzi, two gymnasiums, sauna and spa. Viewing recommended.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 829 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Carpeted flooring. Built in storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LIVING ROOM

20' 3" x 10' 0" (6.18m x 3.06m)
Double glazed window and sliding patio door, to decked balcony. Partial water views. Additional floor to ceiling window, to side aspect. Ample natural daylight. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

SEPARATE KITCHEN

11' 3" x 8' 1" (3.44m x 2.48m) Tiled flooring. Part tiled walls. Modern fitted units with work surfaces incorporating stainless steel sink. Newly fitted waste disposal. Built in four ring electric induction hob, with newly fitted extractor hood over. Built in oven and microwave. Ample storage.

New integrated BOSCH fridge freezer and space for washing machine. Plinth heater. Extractor fan. Spotlights.

MASTER BEDROOM

11' 7" x 11' 6" (3.54m x 3.51m)
Double glazed floor to ceiling windows, to side aspect. Carpeted flooring. Built in double wardrobe, with sliding doors, one of which is mirrored. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights. Door to:-

EN-SUITE

7' 1" x 5' 4" (2.16m x 1.65m) Tiled flooring. Part tiled walls. Large shower cubicle. Vanity enclosed wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BEDROOM TWO

10' 6" x 8' 3" (3.21m x 2.52m)
Double glazed window, to rear aspect. Carpeted flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

7' 1" x 6' 8" (2.16m x 2.05m) Tiled flooring. Part tiled walls. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Wall mounted mirror. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BALCONY

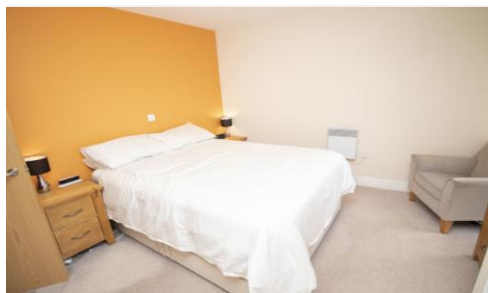
Large decked balcony, overlooking the communal gardens, with partial water views. Ample sun. Accessed from the living room.

FACILITIES

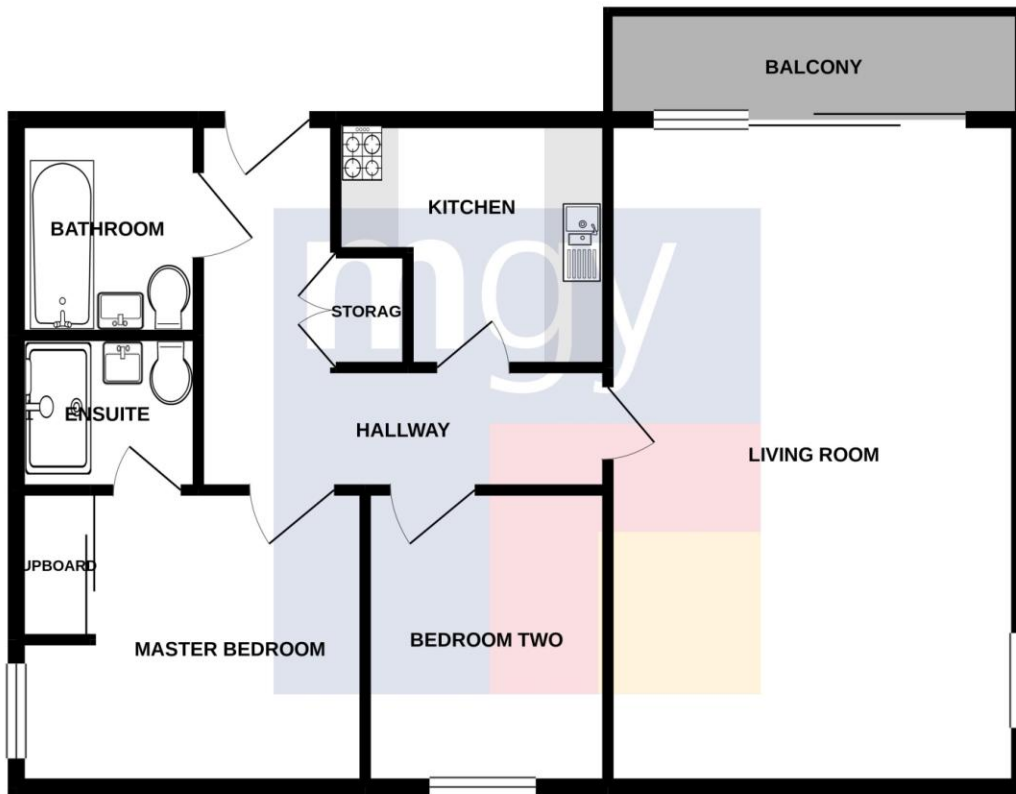
Prospect Place benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool and Jacuzzi, two gymnasiums, sauna and spa. The development has secure gated access and a large communal gardens.

TENURE

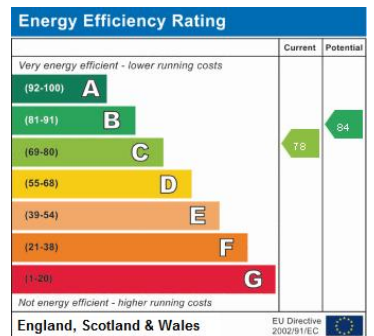
MGY are advised that the property is leasehold, with a lease of 125 years from 2006.



FLOORPLANS



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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