

Marine House

Mount Stuart Square | Cardiff | CF10 5DP

One Bedroom Apartment | Asking Price Of £179,950



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PROPERTY DESCRIPTION

****IDEAL FIRST TIME PURCHASE* HIGH SPECIFICATION THROUGHOUT* GRADE II LISTED BUILDING*NO CHAIN**** MGY are delighted to offer a redevelopment of a Grade II Listed building, situated in the heart of Cardiff Bay. This sympathetically designed scheme has retained much of the existing classical features from this 1850's building, combined with modern contemporary design. The spacious one bedroom, second floor apartment comprises of large entrance hall, open plan living/kitchen area, bedroom and bathroom. The property further benefits from a south facing, decked balcony and great views of the Cole Exchange. Ideal first time purchase.

- **Tenure** Leasehold
- **Council Tax Band D**
- **Floor Area (approx.)** 581 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. Oak flooring. Built in storage cupboard, housing hot water tank and space for washer/dryer. Wall mounted electric panel heater. Coving. Spotlights.

LOUNGE/DINER

17' 6" x 10' 10" (5.35m x 3.32m) Double glazed sash windows to front, with great views of the Cole Exchange. Oak flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Coving. Spotlights. Open plan living.

KITCHEN

12' 2" x 6' 11" (3.72m x 2.12m) Large German kitchen, with breakfast bar and space for two stools. Oak flooring. Modern fitted wall and base units, with granite work surfaces incorporating stainless steel sink, with dual tap.

Built in BOSCH oven and four ring BOSCH induction hob, with extractor hood over. Ample storage. Integrated BOSCH dishwasher, fridge and freezer. Wall mounted electric panel heater. Extractor fan. Coving. Spotlights.

BEDROOM

12' 7" x 9' 9" (3.86m x 2.98m) Double glazed uPVC windows and door, leading to south facing balcony. Ample natural daylight. Carpeted flooring. Built in mirrored wardrobe. Feature wallpaper wall. Wall mounted electric panel heater. TV Aerial point. Telephone point. Coving. Spotlights.

BATHROOM

8' 9" x 7' 8" (2.67m x 2.36m) Large modern bathroom, with Grohe fittings. Tiled flooring. Fully tiled walls. Tiled bath, with rainfall shower over and additional shower attachment. Glass shower screen. Vanity enclosed wash hand basin, with dual tap. W.C. Large wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

BALCONY

South facing, decked balcony with glass surround. Accessed from the bedroom.

TENURE

MGY are advised that the property is leasehold, with a lease of 250 years from 2019.



FLOORPLANS



SECOND FLOOR ●

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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