

Empire Way

Cardiff Pointe | Cardiff | CF11 0JW

Two Bedroom Apartment | Asking Price Of £199,950



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PROPERTY DESCRIPTION

****IMMACULATELY PRESENTED* NO CHAIN**** MGY are pleased to present for sale an immaculate, two bedroom first floor apartment, with views of Cardiff Bay. The property is located in the prestigious Cardiff Pointe. The spacious accommodation comprises of entrance hall, lounge/kitchen/diner, bathroom, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout, video entry intercom system, air control technology, gas central heating, one allocated parking space and visitor parking. Early viewing advised to avoid disappointment. No chain.

- **Tenure** Leasehold
- **Council Tax Band E**
- **Floor Area (approx.)** 646 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Porcelain tiled flooring. Wall mounted video entry intercom system. Two storage cupboards, one housing Combi boiler.

LOUNGE/KITCHEN/DINER

16' 7" x 16' 2" (5.08m x 4.93m)
Double glazed floor to ceiling windows to front, with remote control electronic blinds, to lower windows. Ample natural daylight. Porcelain tiled flooring. T.V Aerial point. Telephone point. Two wall mounted radiators. Spotlights. Smoke alarm. Open plan living. Large modern kitchen. Fitted wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Under unit lighting. Integrated oven and microwave. Four ring electric hob and stainless steel extractor hood over, with lighting. Integrated washing machine, dishwasher and fridge freezer. Ample power points. Mechanical extract ventilation system.

MASTER BEDROOM

11' 5" x 10' 2" (3.49m x 3.11m)
Double glazed uPVC floor to ceiling windows to front. Carpeted flooring. Built in wardrobes. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights. Door to:-

EN-SUITE

9' 7" x 5' 8" (2.93m x 1.74m) Large en-suite. Tiled flooring. Part tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Wall mounted mirror with lighting and large vanity unit. Shaver point. Extractor fan. Heated towel rail. Mechanical extract ventilation system. Spotlights.

BEDROOM TWO

12' 5" x 9' 6" (3.79m x 2.91m)
Double glazed uPVC floor to ceiling windows to rear. Double bedroom. Laminate wood effect flooring. Large built in wardrobe, with mirrored sliding doors. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights.

BATHROOM

7' 1" x 5' 6" (2.18m x 1.70m)
Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Wall mounted mirror and vanity unit. Shaver point. Extractor fan. Heated towel rail. Mechanical extract ventilation system. Spotlights.

PARKING

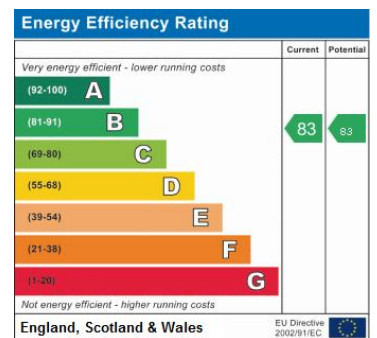
Allocated parking space. Visitor parking.

TENURE

MGY are advised that this property is leasehold, with a lease of 999 years from 2015.



FLOORPLANS



Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff
CF10 5EE

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