

# Rimini House,

Lloyd George Avenue, Cardiff, CF10 4DH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£184,950**



Second Floor Apartment

2

2

2

1

# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, second floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The accommodation comprises of spacious entrance hall to living/dining room, fitted kitchen, two bedrooms, one with en-suite and modern bathroom. The property further benefits from double glazing throughout, security entry intercom system and an allocated parking space. Bike storage available. Viewing highly recommended. No Chain.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 732 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Carpeted flooring. Wall mounted intercom system. Two storage cupboards, one housing hot water tank. Wall mounted storage heater.

## LIVING ROOM

21' 11" x 13' 10" (6.70m x 4.22m)  
Double glazed uPVC windows, to front. Ample natural daylight. Carpeted flooring. T.V Aerial point. Telephone point. Two wall mounted storage heaters. Open plan living.

## KITCHEN

9' 4" x 7' 2" (2.86m x 2.20m)  
Vinyl tile effect flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Unit lighting. Free standing oven, with four ring electric hob and stainless steel extractor hood over. Space for fridge freezer. Integrated washing machine. Extractor fan.

## MASTER BEDROOM

10' 9" x 10' 8" (3.28m x 3.27m)  
Double glazed uPVC windows to rear. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted storage heater. Door to:-

## EN-SUITE

8' 4" x 3' 2" (2.56m x 0.98m)  
Carpeted flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin, with mirror over. W.C. Shaver point. Heated towel rail. Extractor fan.

## BEDROOM TWO

8' 3" x 7' 3" (2.52m x 2.23m)  
Double glazed uPVC floor to ceiling windows to rear. Carpeted flooring. Telephone point. Wall mounted storage heater.

## BATHROOM

8' 0" x 4' 5" (2.44m x 1.36m)  
Modern bathroom. Vinyl wood effect flooring. Fully tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirror. Extractor fan. Heated towel rail.

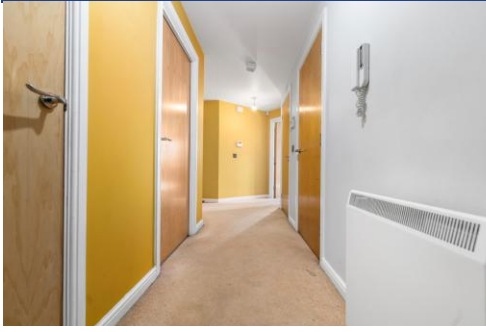
## PARKING

Secure barrier access, to an allocated parking space. Visitor parking.

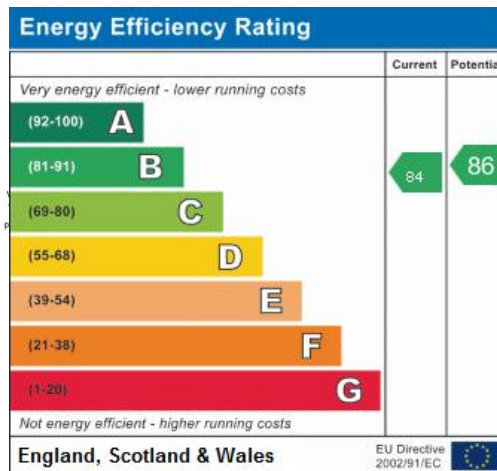
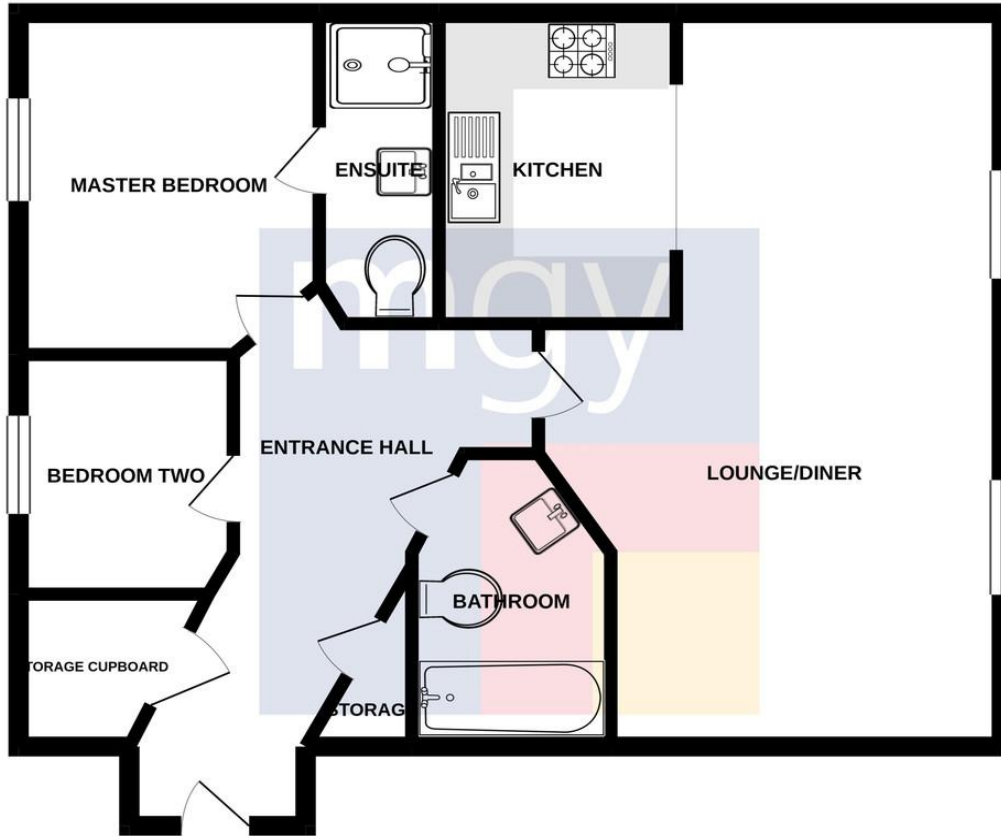
## TENURE

MGY are advised that the property is leasehold, with a lease of 1089 years from 2000. Low service charges of £1500 per annum, which includes water rates and building insurance. NO GROUND RENT PAYABLE.

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