

Branksome House

Westgate Street | Cardiff | CF10 1DF

First Floor Apartment | Offers in Excess Of £112,000



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PROPERTY DESCRIPTION

****NO CHAIN**** MGY are pleased to offer this first floor, one bedroom apartment situated in Branksome House. The accommodation comprises of entrance hallway, open plan lounge/kitchen, bedroom and bathroom. The property further benefits from original flooring, a newly fitted kitchen, modern decoration throughout, city centre location and can be offered with no chain. Looking onto Cardiff Arms Park as well as the Principality Stadium - the home of the Welsh Rugby team - the property is also a short distance away from Cardiff Central Train station.

- **Tenure** Leasehold
- **Council Tax Band** C
- **Floor Area (approx.)** 322 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Original parquet flooring, integrated washer dryer, work tops and storage, doors to all rooms.

LOUNGE/KITCHEN

12' 9" x 11' 8" (3.89m x 3.56m)
Single glazed floor to ceiling sash window to front, original parquet flooring, stand alone electric fire, TV and telephont point, open plan newly fitted kitchen with; range of wall and base units with work tops over, stainless steel sink with mixer tap and drainer, electric hob with oven under and extractor over. Space for fridge freezer.

BEDROOM

8' 2" x 6' 9" (2.5m x 2.08m) Oak wooden flooring, single glazed sash window to rear looking onto Cardiff Ams Park and The Principality Stadium, electric heater, TV point and telephone point.

BATHROOM

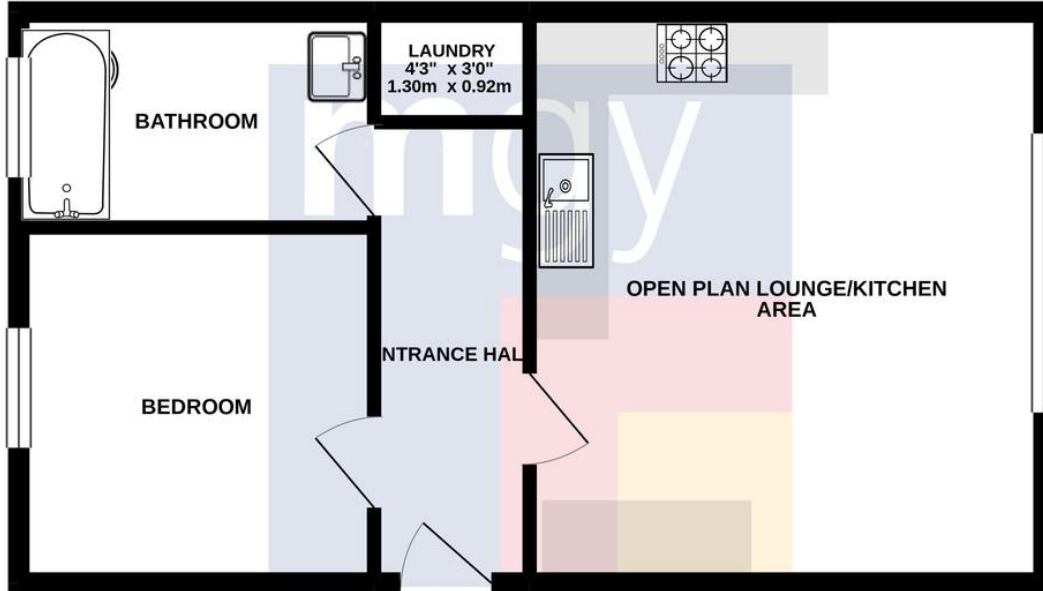
8' 2" x 5' 1" (2.5m x 1.55m) Single glazed obscure sash window to rear, three piece suite comprising; panelled bath with shower attachment, low level WC, pedestal wash hand basin with mixer tap, heated towel rail, half tiled walls and original terrazzo flooring.

TENURE

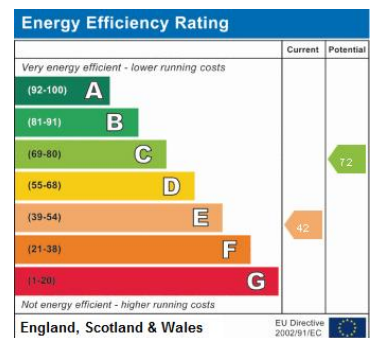
MGY are advised that the property is leasehold.



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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