

Millennium View

Fitzhamon Embankment | Cardiff | CF11 6AR

First Floor Apartment | Asking Price Of £195,000



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PROPERTY DESCRIPTION

CENTRAL LOCATION - NO CHAIN MGY are pleased to present for sale this two double bedroom, first floor apartment located within walking distance to the City Centre and a stones throw away from the Principality Stadium and Cardiff Central Train Station. The property comprises entrance hall, lounge, kitchen/diner, two bedrooms - master en-suite, and bathroom. The property further benefits from having an allocated parking space and is double glazed throughout. *Viewing highly recommended*

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 872 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Entered via wooden door leading from communal hallway. Wall mounted video entry system. Laminate flooring. Pendant light fitting. Doors to all rooms.

LOUNGE

19' 9" x 11' 4" (6.03m x 3.47m)
Laminate flooring. Two pendant light fittings. Double glazed window to side. Power points. TV and telephone point. Loft hatch. Radiator.

KITCHEN/DINER

20' 6" x 8' 0" (6.26m x 2.45m)
Fitted wall, base and drawer units with round edge work surfaces incorporating stainless steel sink with mixer tap over and four ring gas hob with extractor fan above and electric oven below. Tiled splashbacks. Space for dishwasher, washing machine and fridge freezer. Vaillant combination boiler. Double doors to Juliet balcony. Pendant and spotlights to ceiling. Power points. Radiator.

MASTER BEDROOM

16' 2" x 9' 4" (4.93m x 2.86m)
Carpet to floor. Double glazed window to side. Pendant light fitting. Power points. Radiator. Door to en-suite shower room.

ENSUITE

6' 3" x 5' 5" (1.93m x 1.66m) Vinyl flooring. Pedestal wash hand basin with mixer tap over. Wall mounted mirror with light above. WC. Shower cubicle with mains powered shower above. Towel rail. Radiator. Fitted shelving units.

BEDROOM TWO

9' 3" x 8' 0" (2.82m x 2.45m) Carpet to floor. Double glazed window to side. Built in hanging rail. Door to walk in wardrobe. Power points. Radiator.

BATHROOM

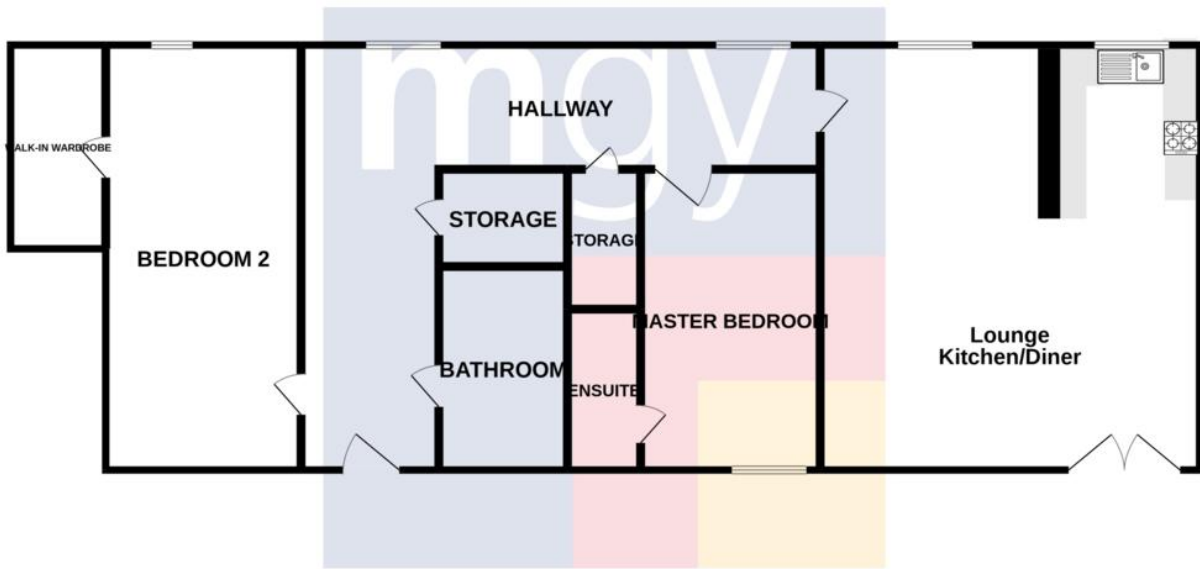
6' 10" x 6' 3" (2.09m x 1.91m) Vinyl flooring. WC. Panelled bath with mixer tap and mains powered shower above. Pedestal wash hand basin. Wall mounted mirror with light above. Extractor fan.

TENURE

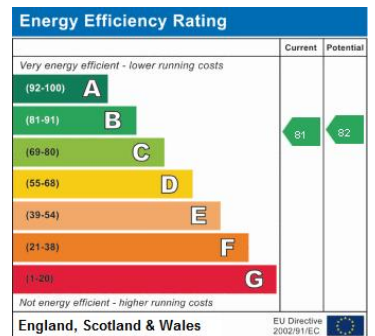
MGY are advised that the property is leasehold.



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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