

# Wellington House

Lewis Street,  
Cardiff, CF11 6JY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£125,000**



Third Floor Apartment



# Property Description

\*WELL PRESENTED, THIRD FLOOR, ONE BEDROOM APARTMENT\* MGY are delighted to bring to market this modern one bedroom, third floor apartment conveniently located within walking distance to the City Centre. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen, one double bedroom and bathroom. The property further benefits from gated parking (at additional cost) and has lift access through the communal area. \*Furniture is negotiable in the sale\*.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 495 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Laminate flooring. Electric heater. Power points. Spotlights to ceiling. Wall mounted video intercom system. Storage cupboard. Doors to all rooms.

## OPEN PLAN LOUNGE/KITCHEN

15' 4" x 13' 11" (4.68m x 4.25m)  
Laminate flooring throughout. Floor to ceiling double-glazed windows with bifold doors opening onto Juliet balcony. Built in Bluetooth speakers to ceiling. Electric heater. Boosted air vent to ceiling. TV and Telephone point. Spotlights to ceiling. Fully fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with mixer tap over, Lamona electric hob with oven beneath and extractor above. Integrated dishwasher, washing machine, fridge and freezer. Power points.

## BEDROOM

9' 1" x 9' 0" (2.77m x 2.75m)  
Carpet to floor. Boosted air vent to ceiling. Pendant light fitting. Power points. Electric heater. Built in wardrobes with hanging space.

## BATHROOM

10' 5" x 8' 0" (3.20m x 2.44m)  
Tiled flooring and partially tiled walls. White three-piece suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath, and panelled bath with mixer tap over and mains powered shower above. Chrome heated towel rail. Spotlights to ceiling. Wall mounted mirror. Extractor fan.

## TENURE

MGY are advised that the property is leasehold.

Service charge - approx. £900 a year  
Ground rent - approx. £125 a year

THE PROPERTY IS CURRENTLY  
TENANTED AND WILL BE VACANT  
FROM 1ST JANUARY 2023.

## OUTSIDE

Secure gated parking at an additional cost of approx. £1000 per annum.

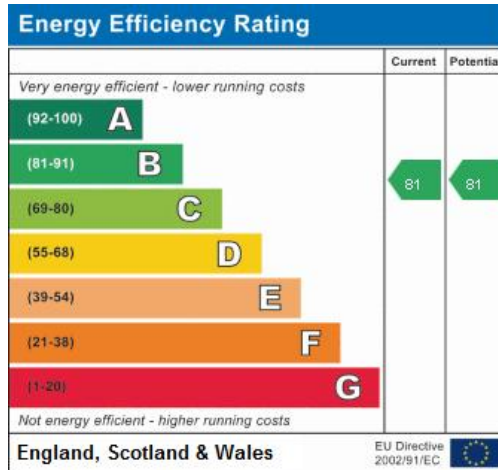
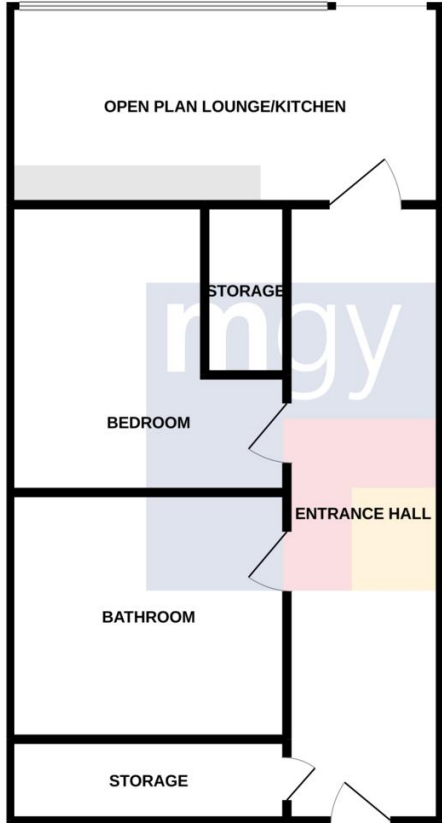
\*SUBJECT TO AVAILABILITY\*



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**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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