

St Stephens Mansions,

Mount Stuart Square, Cardiff, CF10 5LQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£199,950



Top Floor Apartment



Property Description

IMMACULATELY PRESENTED, TWO BEDROOM, TOP FLOOR APARTMENT WITH EXCEPTIONALLY LARGE BALCONY MGY are delighted to bring to market this superb two bedroom, top floor apartment located within the popular St Stephens Mansions development in Cardiff Bay. The modern accommodation briefly comprises entrance hallway, open plan living/ dining room with access to large decked balcony, newly fitted kitchen, two double bedrooms (master en-suite), and family bathroom. The property further benefits from fantastic views and secure gated parking, with an allocated parking space.

Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered through wooden door via communal hallway. Video entry intercom system. Laminate flooring. Two built in storage cupboards. Pendant light fitting. Doors to all rooms.

OPEN PLAN LIVING/DINING

19' 5" x 12' 1" (5.93m x 3.70m)
Double glazed uPVC patio doors and windows leading to large decked balcony. Spacious living room, with slanted ceiling. Laminate flooring. Feature wall. TV and Telephone point. Two wall mounted electric panel heaters. Spotlights. Power points.

KITCHEN

11' 5" x 6' 3" (3.48m x 1.92m)
Modern fitted kitchen with a range of wall, base and drawer units with square edge worktops over incorporating stainless steel sink, four ring electric hob with oven/grill below and extractor fan over. Integrated Lamona appliances such as microwave, fridge freezer, dishwasher and washing machine. Double glazed uPVC window to front. Vinyl flooring. Tiled splashbacks. Under unit lighting. Additional free standing storage unit with square edge worktops over. Power points.

MASTER BEDROOM

12' 0" x 9' 8" (3.66m x 2.95m)
Carpet to floor. Double glazed uPVC doors and windows to front aspect, leading to large decked balcony. TV and Telephone point. Wall mounted electric panel heater. Pendant light fitting. Power points. Door to en-suite.

ENSUITE

6' 3" x 5' 2" (1.92m x 1.58m)
Tiled walls and floor. Walk-in shower cubicle with mains powered shower over with additional hand held attachment. WC. Wall mounted wash hand basin with hot and cold tap over. Built in storage space to wall.

BEDROOM TWO

12' 2" x 10' 0" (3.73m x 3.07m)
Double glazed uPVC floor to ceiling windows, to front aspect. Carpet to floor. TV and Telephone point. Wall mounted electric panel heater. Pendant light fitting. Power points.

BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)
Fully tiled walls and flooring. Panelled bath with mains powered shower over. Vanity enclosed wash hand basin with hot and cold tap over. W.C. Mirror with lighting. Heated towel rail. Extractor fan. Heater. Shaver point. Spotlights.

PARKING

Secure gated access to an allocated parking space.

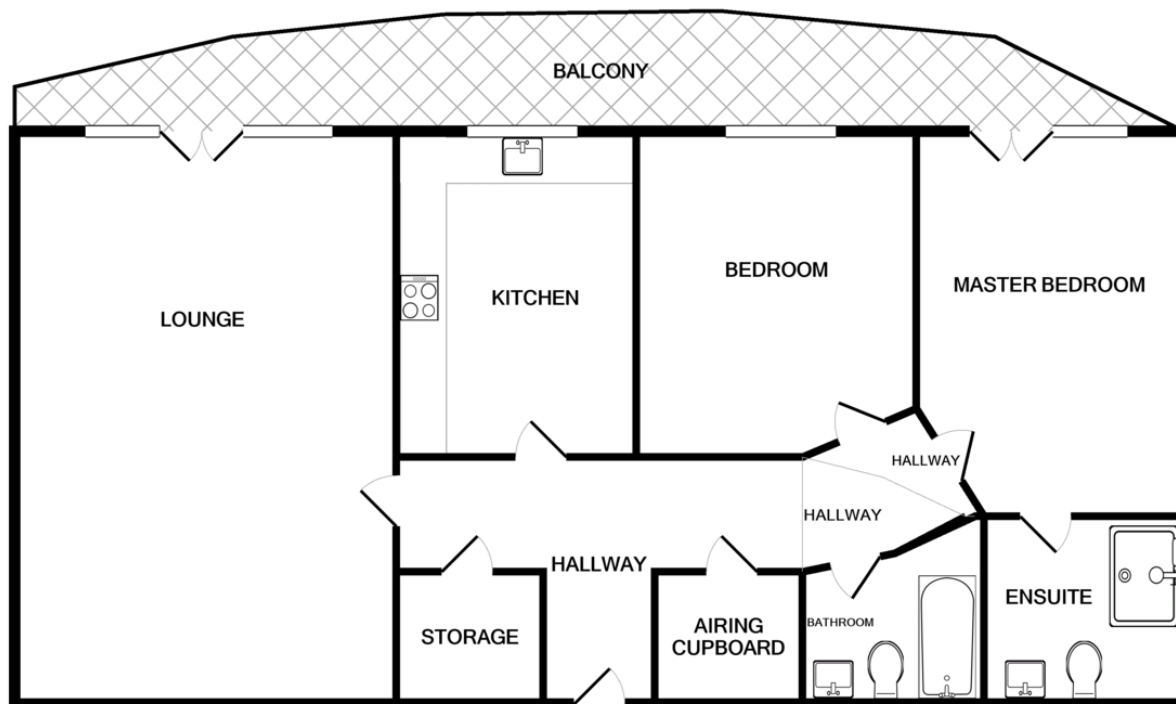
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £1,893.79 per annum, which includes building insurance, water rates, secure gated access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and parking management. Ground rent £140 per annum.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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