

Marine House,

Mount Stuart Square, Cardiff, CF10 5DP



Estate Agents and
Chartered Surveyors

Asking Price Of

£175,000



One Bedroom Duplex Apartment



Property Description

****IDEAL FIRST TIME PURCHASE* HIGH SPECIFICATION THROUGHOUT* GRADE II LISTED BUILDING**** MGY are delighted to offer a redevelopment of a Grade II Listed building, situated in the heart of Cardiff Bay. This sympathetically designed scheme has retained much of the existing classical features from this 1850's building, combined with modern contemporary design. The spacious one bedroom, ground floor duplex apartment comprises of entrance hall to bedroom, bathroom and mezzanine/study. Stairway leading to unique open plan lounge/kitchen/diner. The property further benefits from double glazing throughout, sash windows and a video entry intercom system. Additional bike storage. Ideal first time purchase.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 732 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Oak flooring. Wall mounted electric panel heater. Coving. Spotlights. Door leading to bedroom, bathroom and Mezzanine/study.

MEZZANINE/STUDY

12' 1" x 9' 5" (3.70m x 2.89m)
Double glazed uPVC sash windows to front. Oak flooring. Wall mounted video entry intercom system. Built in storage cupboard, housing hot water tank and space for washer/dryer. Additional storage cupboard. Wall mounted electric panel heater. Spotlights. Stairway, leading to lounge/kitchen/diner.

LOUNGE/KITCHEN/DINER

20' 4" x 13' 9" (6.21m x 4.21m)
Double glazed windows to front. Tiled flooring. Wall mounted video entry intercom system. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Open plan living. Large German kitchen, with breakfast bar and space for two stools. Modern fitted wall and base units, with granite work surfaces incorporating stainless steel sink, with dual tap. Built in BOSCH oven and four ring BOSCH induction hob, with extractor hood over.

Ample storage. Integrated BOSCH dishwasher, fridge and freezer. Extractor fan. Coving to ceiling. Spotlights.

BEDROOM

11' 10" x 10' 6" (3.61m x 3.21m)
Double glazed uPVC sash windows to front. Oak flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Coving to ceiling. Spotlights.

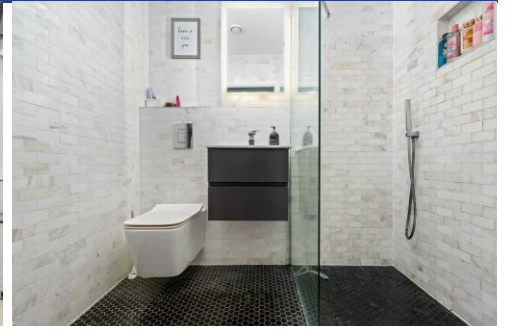
BATHROOM

6' 5" x 5' 6" (1.98m x 1.68m)
Large modern bathroom, with Grohe fittings. Tiled flooring. Fully tiled walls. Walk in double shower, with rainfall shower and additional shower attachment. Vanity enclosed wash hand basin, with dual tap. W.C. Large wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2019. Service charges of £1,720 per annum, which includes a security video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal. Building insurance £353 per annum. Ground rent £172 per annum.

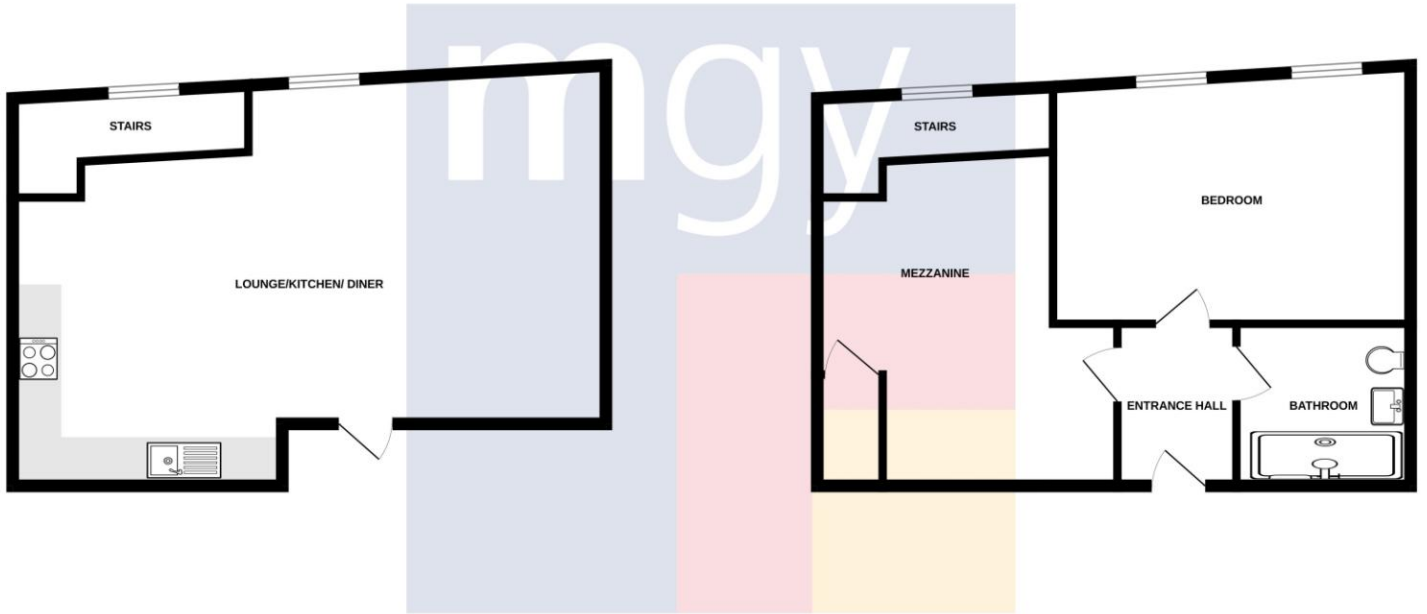
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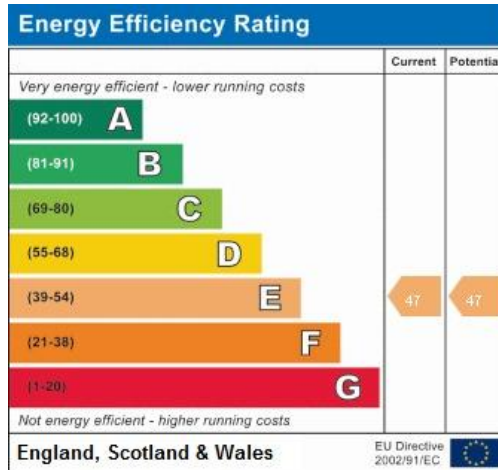
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LOWER GROUND FLOOR

GROUND FLOOR



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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