

Soudrey Way,

Cardiff Bay, Cardiff, CF10 5FW



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£170,000



Two Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE OR INVESTMENT* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment in the popular development, Soudrey Way. Located within walking distance to cafes, bars and restaurants of Mermaid Quay and Cardiff City Centre. The accommodation briefly comprises of lounge/diner, separate kitchen, two double bedrooms and new modern bathroom. The property further benefits from double glazing throughout, video entry intercom system and an allocated parking space. Ideal first time purchase or investment. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 581 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. LVT wood effect flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LOUNGE/DINER

18' 8" x 11' 11" (5.70m x 3.65m)
Double glazed uPVC windows to front. Ample natural daylight. Solid wood flooring. Serving hatch to kitchen. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Coving to ceiling.

KITCHEN

9' 10" x 8' 3" (3.01m x 2.52m)
Separate kitchen. Part tiled walls. LVT tile effect flooring. Wall and base units, with work surfaces incorporating stainless steel sink. Four ring electric hob, with extractor hood over. Ample storage. Integrated oven, wine cooler, fridge freezer and washing machine. Large storage cupboard.

MASTER BEDROOM

13' 0" x 10' 8" (3.98m x 3.27m)
Double glazed uPVC windows to front. Solid wood flooring. TV Aerial point. Wall mounted electric panel heater.

BEDROOM TWO

10' 3" x 9' 3" (3.14m x 2.82m)
Double glazed uPVC windows to front. Double bedroom. Solid wood flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

7' 10" x 5' 6" (2.41m x 1.70m)
New modern bathroom. Obscure double glazed uPVC window to front. Vinyl wood effect flooring. Fully tiled walls. Vanity enclosed wash hand basin. W.C. Panelled bath, with rainfall shower over and additional shower attachment. Glass shower screen. Large wall mounted mirror. Shaver point. Extractor fan.

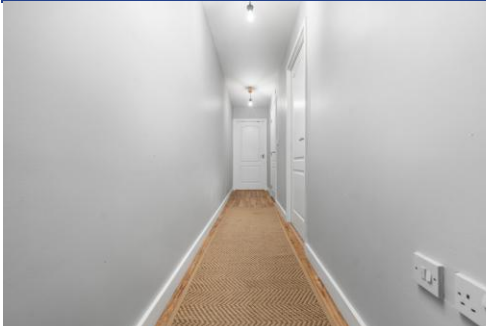
PARKING

An allocated parking Space.

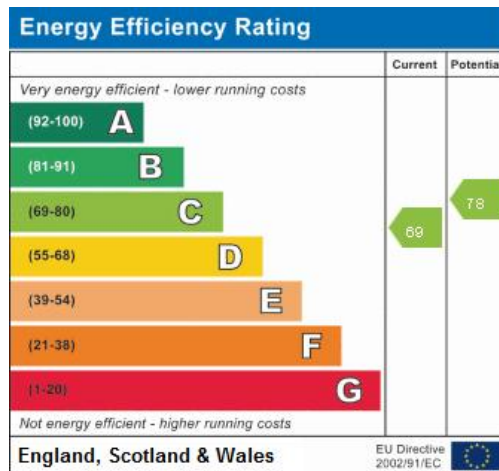
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2,052 per annum, which includes water rates, building insurance, video entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and parking management. Ground rent £150 per annum.

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Cardiff 029 2046 5466

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South Glamorgan, CF10 5EE



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