

Clive Street,

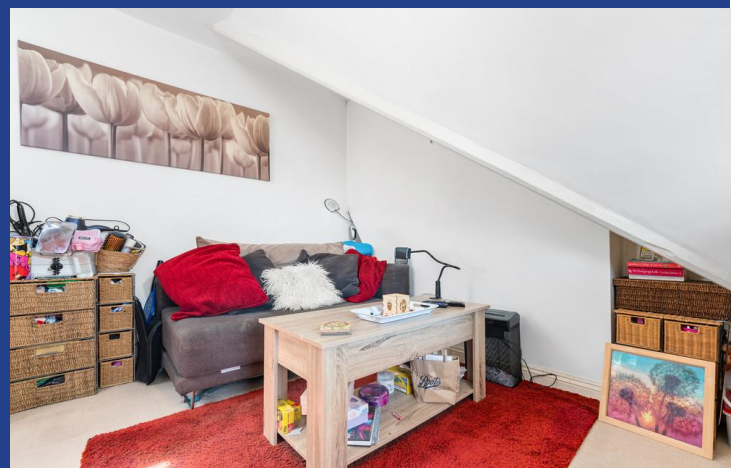
Grangetown, Cardiff, CF11 7JF



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£90,000



One Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to offer for sale a spacious one bedroom top floor flat, situated within the popular Clive street, Grangetown. Walking distance to Cardiff City Centre, Cardiff Bay, local amenities and transport links. The accommodation briefly comprises of entrance hall, living room, kitchen, large double bedroom, bathroom and secure gated access to one allocated parking space. The property further benefits from gas central heating and double glazing throughout. No chain. No service charges or ground rent. This property has a share of the freehold. Ideal first time purchase or investment opportunity.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 775 sq ft

Viewing Arrangements
Strictly by appointment

FRONT

Entered via uPVC door. Communal entrance, leading to three flats.

ENTRANCE HALL

Double glazed uPVC windows, to front. Carpeted flooring. High slanted ceiling. Spotlights. Doors leading to bedroom, bathroom and lounge/kitchen/diner.

LOUNGE/KITCHEN/DINER

16' 11" x 12' 4" (5.16m x 3.76m)
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator. High slanted ceiling. Storage area, housing Combi-boiler. Laminate wood effect flooring to kitchen. Part tiled walls. Sky light. Work surfaces, incorporating stainless steel sink. Built in oven, with four ring gas hob and extractor hood over. Space for washing machine, dishwasher and fridge freezer.

BEDROOM

12' 2" x 10' 7" (3.73m x 3.25m)
Double glazed uPVC windows to front. Carpeted flooring. Large double bedroom. Wall mounted radiator. High slanted ceiling. Spotlights.

BATHROOM

5' 6" x 2' 3" (1.70m x 0.71m)
Tiled flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Vent.

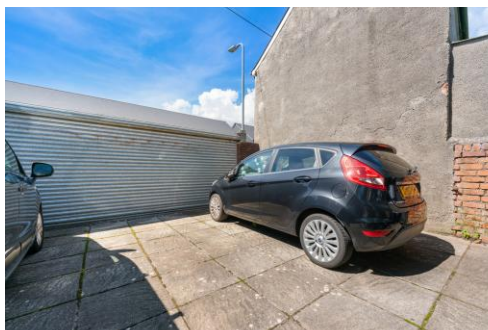
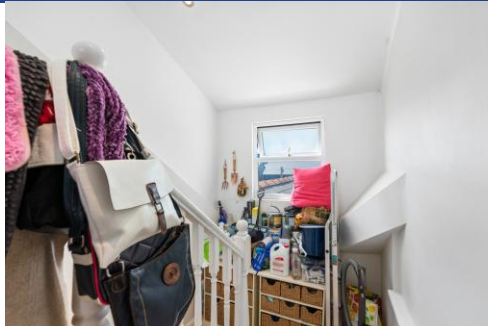
PARKING

Secure gated access, to one allocated parking space. Access via electrical gate and fob, to rear of property.

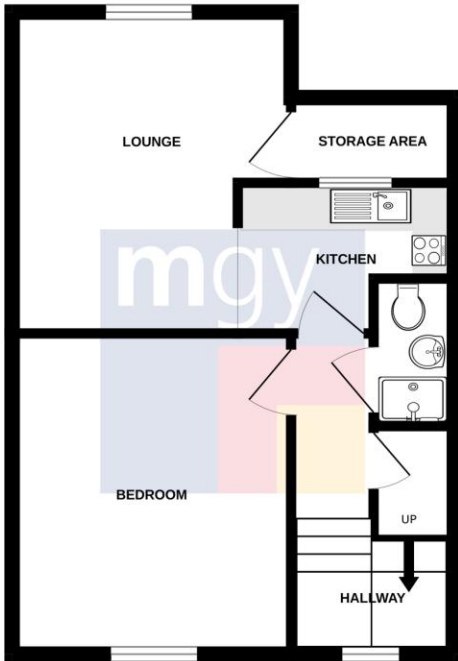
TENURE

MGY are advised that this property is leasehold, with a lease of 999 years from 2005. No service charges or ground rent. Building insurance £123 per annum. This property has a share of the freehold.

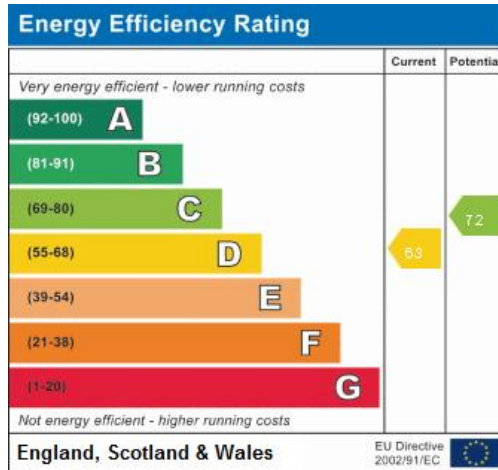
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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