

Neville Street,  
Riverside, Cardiff, CF11 6LS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£180,000**



Ground Floor Apartment



# Property Description

\*CHAIN FREE - GROUND FLOOR, TWO DOUBLE BEDROOM APARTMENT\* MGY are delighted to bring to market this spacious, two double bedroom apartment ideally located within walking distance to the City Centre and other local amenities such as restaurants, parks and shops. The property briefly comprises entrance hallway, lounge, kitchen, two double bedrooms and family bathroom. The property further benefits from having a private rear garden with garage and lane access and is chain free with a share of the freehold. \*Viewing highly recommended\*

Tenure Share of Freehold

Council Tax Band C

Floor Area Approx 700 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Carpeted flooring and pendant light fitting to ceiling. Radiator. Doors to all rooms.

## LOUNGE

15' 11" x 12' 1" (4.86m x 3.70m)  
Large double glazed windows to front aspect. Carpeted flooring and pendant light fitting to ceiling. Alcoves. Radiator and PowerPoints.

## KITCHEN

10' 7" x 7' 0" (3.23m x 2.14m)  
Newly fitted kitchen with a range of wall and base units with worktops over incorporating stainless steel sink with mixer tap over. Integrated oven with electric hob above and extractor fan over. Tiled splashbacks. Laminate flooring. Room for appliances such as washing machine, fridge etc. Double glazed composite door leading to rear garden with two additional double glazed windows to rear. PowerPoints and Spotlights to ceiling.

## BATHROOM

7' 0" x 6' 9" (2.14m x 2.07m)  
White three-piece suite comprising panelled bath with mixer tap over and additional handheld shower attachment above, WC and pedestal wash hand basin with hot and cold tap over. Tiled walls. Obscure double glazed window. Wall mounted mirrored storage cabinet. Vinyl flooring. Extractor fan.

## BEDROOM ONE

13' 4" x 10' 2" (4.07m x 3.12m)  
Double bedroom with double glazed window overlooking the rear aspect. Built in mirrored sliding door wardrobes. Carpeted flooring with pendant light fitting to ceiling. Radiator and PowerPoints.

## BEDROOM TWO

11' 0" x 10' 1" (3.37m x 3.08m)  
Double bedroom with large bay window overlooking the rear aspect. Carpeted flooring with pendant light fitting to ceiling. Radiator and PowerPoints.

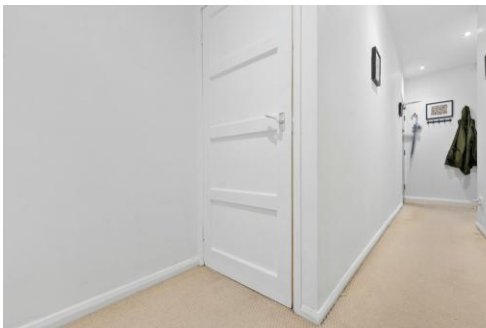
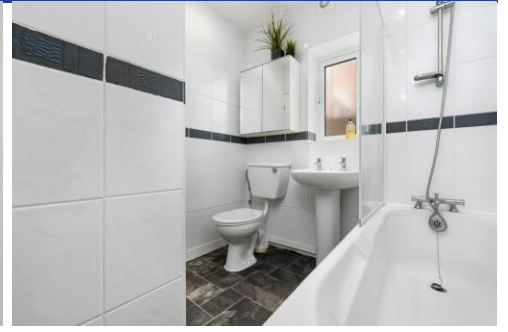
## OUTSIDE

Rear - Laid to patio. Wall and fenced border. Access to garage. Fire escape stairs. Gate leading to rear lane. Garage - 5m x 3.7m

## TENURE

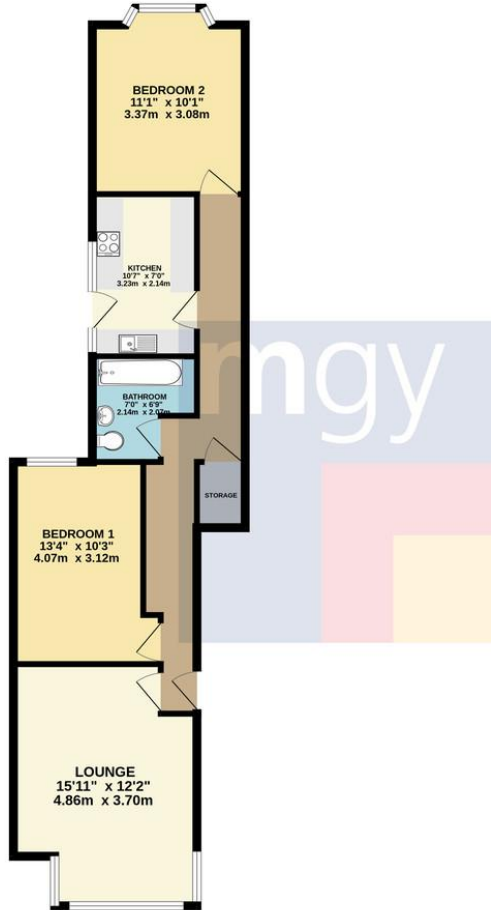
MGY are advised that this property has a share of the freehold.

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GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

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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