

Cadogan House,

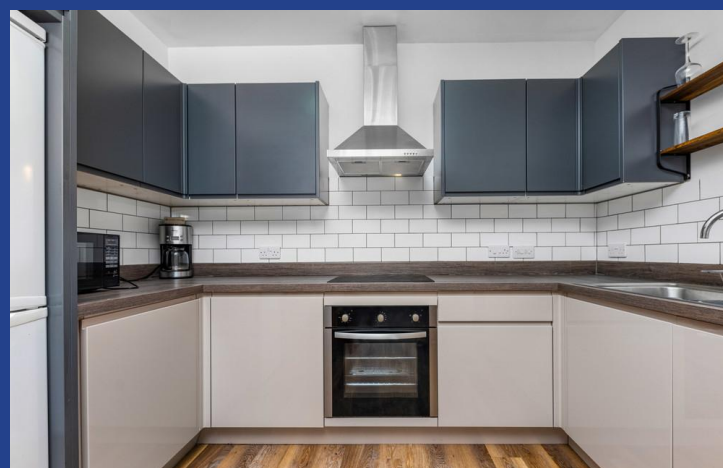
West Bute Street, Cardiff, CF10 5EN



Estate Agents and
Chartered Surveyors

Asking Price Of

£179,950



Two Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY* MODERN CONTEMPORARY APARTMENT* NO CHAIN**** MGY are delighted to offer for sale this spacious two bedroom, second floor apartment in the popular development, Cadogan House. Located in the heart of Cardiff bay, this modern apartment boasts a very central and convenient position within walking distance of Mermaid Quay with its many bars, shops and restaurants. The accommodation comprises of entrance hall, open plan kitchen/living area, two double bedrooms, en-suite and bathroom. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 689 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via oak veneer door, with security spy hole. Karndean flooring. Utility storage cupboard, housing electric hot water cylinder, with control panel and washer/dryer unit. Wall mounted video entry intercom system. Smoke alarm. Wall mounted Dimplex Monterey heater.

LOUNGE/DINER/KITCHEN

22' 8" x 9' 11" (6.91m x 3.03m)
Large double glazed uPVC sash windows, to front aspect. Custom day/night blinds. Ample natural daylight. Karndean flooring. Wall mounted Dimplex Monterey heater. T.V Aerial point. Telephone point. Sky+ sockets. Smoke alarm. Open plan living. Modern fitted kitchen. Part tiled walls. Base and wall units, with laminate work surfaces incorporating stainless steel sink, with chrome single lever tap. Ample storage. Soft close doors and drawer fronts. Integrated fridge freezer. Iberna oven and four ring ceramic hob, with chimney style extractor. Fitted wall shelves. Additional bespoke kitchen cabinets and units installed in 2019. Extractor fan. Spotlights.

MASTER BEDROOM

16' 8" x 9' 3" (5.10m x 2.84m)
Large double glazed uPVC sash windows, to front aspect. Custom day/night blinds. Karndean flooring. T.V Aerial point. Wall mounted Dimplex Monterey heater. Door leading to:-

EN-SUITE

6' 2" x 5' 7" (1.88m x 1.71m)
N & C Strata tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin, with Vado mixer taps. W.C, with concealed cistern and chrome flush.. Heated electric chrome towel rail. Wall mounted mirror. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

12' 8" x 8' 4" (3.87m x 2.56m)
Large double glazed uPVC sash windows, to front aspect. Custom day/night blinds. Double bedroom. Karndean flooring. T.V Aerial point. Wall mounted Dimplex Monterey heater.

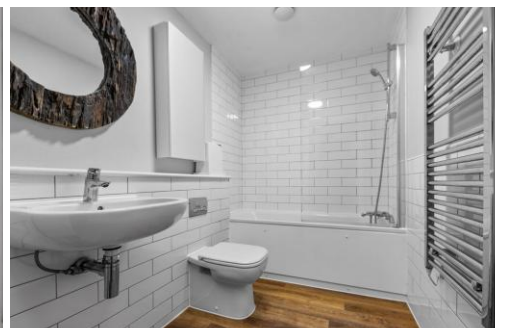
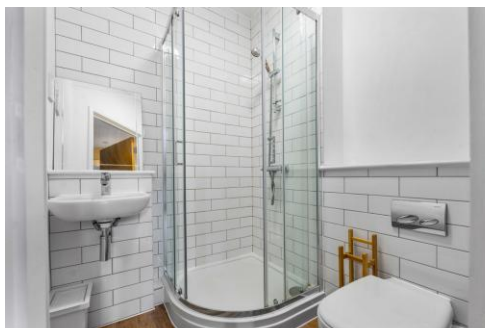
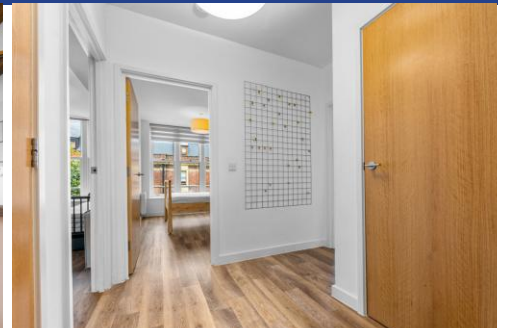
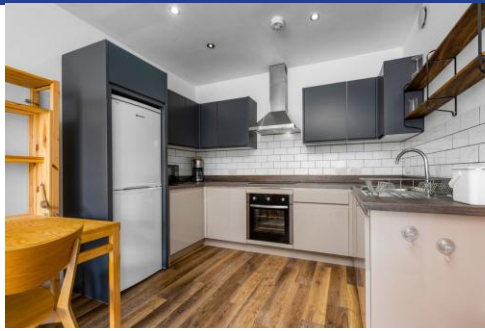
BATHROOM

8' 3" x 5' 7" (2.54m x 1.71m)
N & C Strata tiled flooring. Part tiled walls. Panelled bath, with shower attachment and thermostatic mixer. Glass shower screen. Wall mounted wash hand basin, with Vado mixer taps. W.C, with concealed cistern and chrome flush. Heated electric chrome towel rail. Wall mounted mirror. Shaver point. Extractor fan. Spotlights. Bathroom upgrades in 2020 - new flooring and tile.

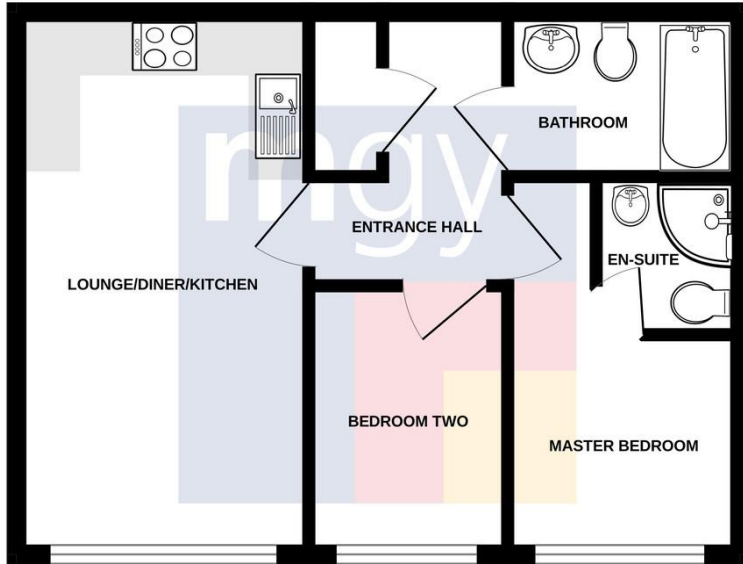
TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2017. Service charges of £1,712 per annum, which includes building insurance, lift maintenance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal. Ground rent £250 per annum.

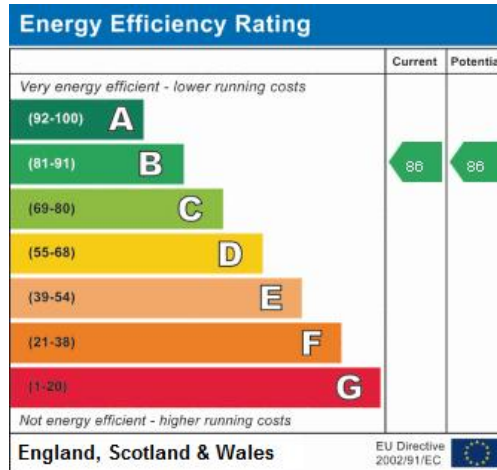
Cadogan House,
West Bute Street, Cardiff, CF10 5EN



Cadogan House, West Bute Street, Cardiff, CF10 5EN



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.
Made with Metreplan ©2023



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.