

Cadogan House,

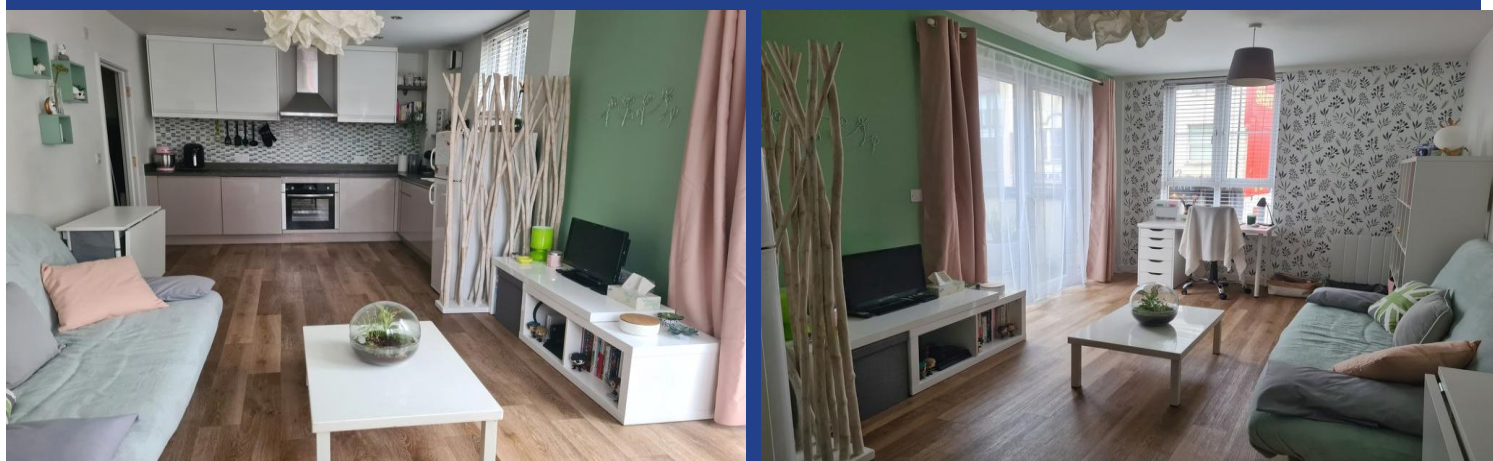
West Bute Street, Cardiff Bay, CF10 5EN



Estate Agents and
Chartered Surveyors

Asking Price Of

£150,000



One Bedroom Apartment

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Property Description

****IDEAL FIRST TIME PURCHASE* LARGE TERRACE* NO CHAIN**** MGY are delighted to offer for sale this spacious one bedroom, first floor apartment, in the popular development of 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 briefly comprises of entrance hall, open plan kitchen/living area, large decked terrace, bedroom and bathroom. Ideal first time purchase or investment. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 484 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

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

LOUNGE/KITCHEN/DINER

23' 8" x 10' 3" (7.23m x 3.14m)
Double glazed uPVC windows, to front and side aspect. Additional uPVC patio door, leading to large decked terrace. 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, with ample storage. Base and wall units, with laminate work surfaces incorporating stainless steel sink, with chrome single lever tap. Gloss premium grey handles, soft close doors and drawer fronts. Space for fridge freezer. Iberna oven and four ring ceramic hob, with chimney style extractor. Fitted wall shelves. Extractor fan. Spotlights.

BEDROOM

15' 11" x 9' 4" (4.86m x 2.85m)
Double glazed uPVC windows, to front aspect. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted Dimplex Monterey heater.

BATHROOM

8' 4" x 5' 2" (2.56m x 1.60m)
Modern bathroom. 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.

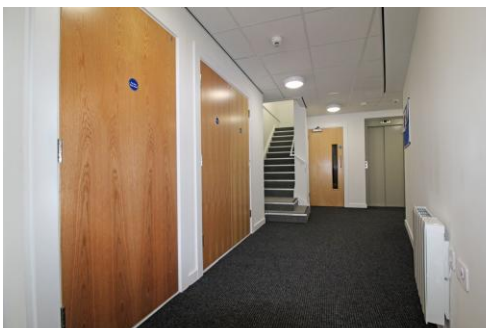
TERRACE

20' 1" x 9' 4" (6.13m x 2.85m)
Large decked terrace, with brick surround. External lighting. Accessed from the living room.

TENURE

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

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First Floor



- G.I.A - m²
- Flat .1 - 44.5m²
 - Flat .2 - 44.1m²
 - Flat .3 - 40.1m²
 - Flat .4 - 63.8m²
 - Flat .5 - 59.7m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Cardiff 029 2046 5466

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



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