

Verona House,

Vellacott Close, Cardiff, CF10 4AT



Estate Agents and
Chartered Surveyors

Asking Price Of

£189,950



Two Bedroom Apartment



Property Description

****IDEAL INVESTMENT OR FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The modern accommodation comprises of spacious entrance hall to living/dining room, fitted kitchen, two bedrooms, one with en-suite and bathroom. The property further benefits from double glazing throughout, security entry intercom system and an allocated parking space. Bike storage available. Viewing highly recommended. No Chain.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 883 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Carpeted flooring. Wall mounted intercom system. Two storage cupboards, one housing hot water tank. Wall mounted storage heater.

LIVING ROOM

18' 6" x 11' 2" (5.64m x 3.42m)
Double glazed uPVC floor to ceiling windows to front. Ample natural daylight. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted storage heater.

KITCHEN

11' 1" x 8' 3" (3.38m x 2.53m)
Modern fitted kitchen. Double glazed uPVC floor to ceiling windows. Laminate wood effect flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Unit lighting. Built in oven and four ring electric hob with stainless steel extractor hood over. Plinth heater. Integrated fridge freezer and washing machine. Extractor fan. Spotlights.

MASTER BEDROOM

19' 9" x 10' 3" (6.03m x 3.14m)
Double glazed uPVC Bay windows to front. Carpeted flooring. Large built in wardrobe with mirrored sliding doors. T.V Aerial point. Telephone point. Wall mounted storage heater. Spotlights. Door to:-

EN-SUITE

6' 11" x 5' 9" (2.13m x 1.77m)
Tiled flooring. Part tiled walls. Shower cubicle. Vanity enclosed wash hand basin, with mirror over. W.C. Shaver point. Extractor fan.

BEDROOM TWO

10' 4" x 9' 0" (3.17m x 2.75m)
Double glazed uPVC floor to ceiling windows to rear. Carpeted flooring. Built in wardrobe with sliding doors. Telephone point. Wall mounted storage heater.

BATHROOM

7' 6" x 6' 5" (2.31m x 1.97m)
Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath with shower attachment over. Vanity enclosed wash hand basin. W.C. Wall mounted mirror with lighting. Extractor fan. Heater.

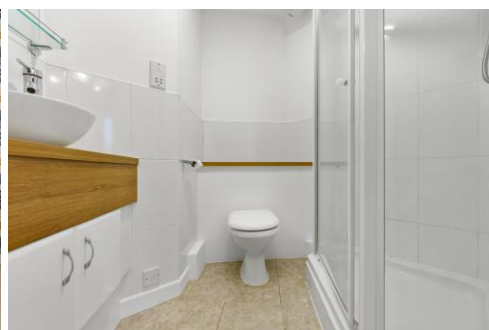
PARKING

Secure barrier access, to an allocated parking space. Visitor parking.

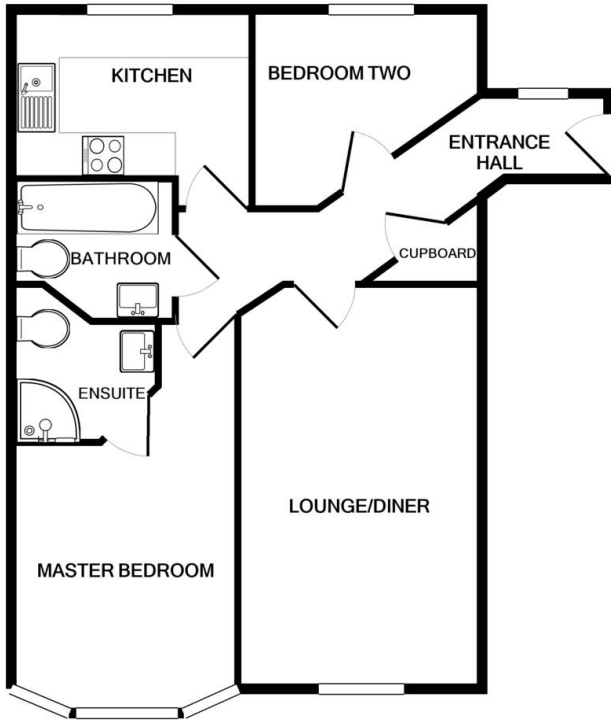
TENURE

MGY are advised that the property is leasehold, with a lease of years from 2000. Low service charges of £1,721 per annum, which includes water rates and building insurance. Ground rent £50 per annum.

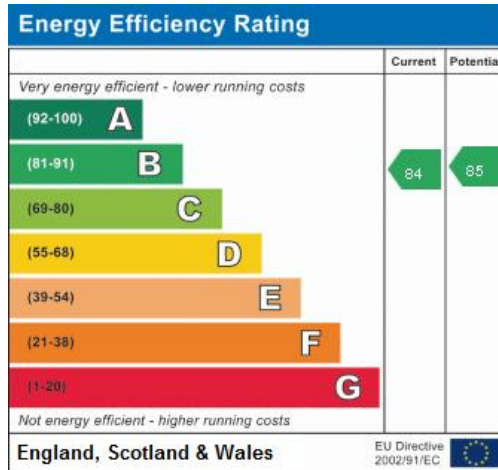
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