

Conybeare Road, Canton, Cardiff, CF5 1GD



Estate Agents and
Chartered Surveyors

Asking Price Of

£150,000



First Floor Apartment



Property Description

MODERN, FIRST FLOOR APARTMENT IN THE HEART OF CANTON MGY are delighted to bring to market this well presented one double bedroom, first floor apartment situated in the highly sought after area of Canton. The property briefly comprises entrance hallway, one double bedroom, open plan lounge/kitchen, and bathroom. The property further benefits from a private balcony, is chain free, and has gas central heating and double glazing throughout. *Parking space to rear can be purchased at additional cost*

Tenure Share Of Freehold

Council Tax Band D

Floor Area Approx 355 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden front door leading from communal hallway. Carpet to floor. Pendant light fitting. Radiator. Wall mounted door entry system. Doors to all rooms and to storage cupboard which houses Combi boiler and washing machine.

LOUNGE/KITCHEN

14' 0" x 10' 11" (4.28m x 3.35m)
Carpet to floor. Spotlights. Radiator. Power points. Two double glazed windows to rear with additional double glazed door leading to private balcony. Range of wall, base and drawer units to kitchen with worktops over incorporating stainless steel sink with drainer and mixer tap over and electric hob with oven beneath and extractor over. Tiled splashbacks. Power points. Tiled flooring. Integrated dishwasher.

BEDROOM

10' 11" x 8' 10" (3.35m x 2.70m)
Carpet to floor. Pendant light fitting. Radiator. Double glazed window to rear with additional double glazed door leading to private balcony. Power points.

BATHROOM

8' 8" x 5' 0" (2.66m x 1.54m)
Tiled flooring and partially tiled walls. Spotlights. White three piece suite comprising; pedestal wash hand basin with hot and cold tap over, WC, and panelled bath with hot and cold tap over and additional handheld shower attachment. Extractor fan. Chrome heated towel rail. Shaver point.

OUTSIDE

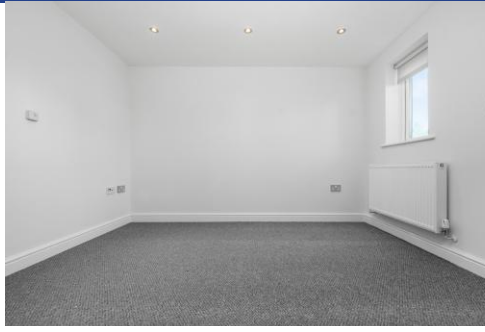
Balcony - Private balcony, with wood panelled surround. External lighting. Accessed from bedroom two and living / kitchen area.

Allocated parking space to the rear can be purchased at additional cost.

TENURE

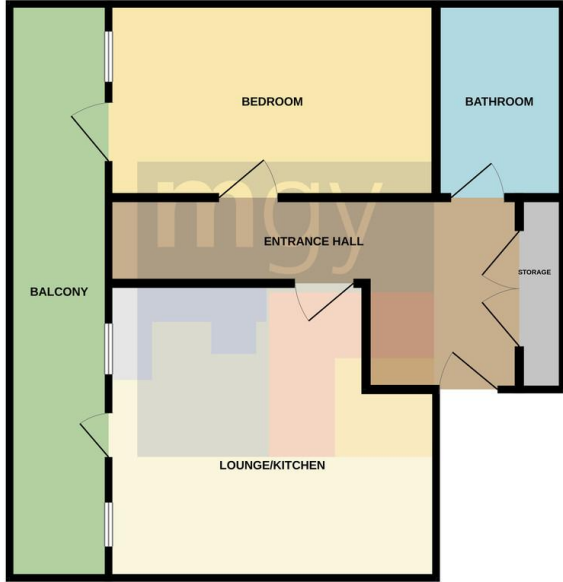
MGY are advised that the property is sold with a share of the freehold. Service Charges of £1,263 per annum.

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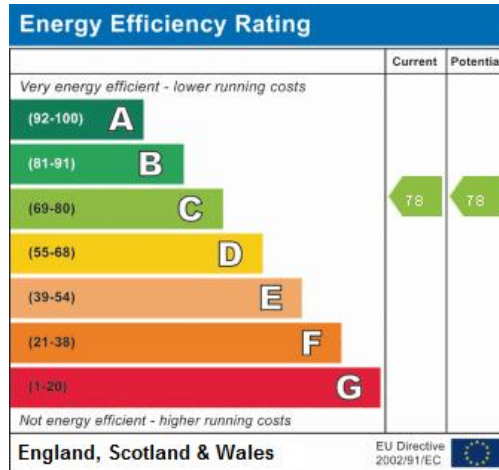


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FIRST FLOOR



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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