

Carlotta Way,

Cardiff Bay, Cardiff, CF10 5FY



Estate Agents and
Chartered Surveyors

Asking Price Of

£185,000



Two Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE** **NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, first floor apartment, in the extremely popular Carlotta Way development. Conveniently situated within walking distance to both Cardiff Bay and the City Centre. The spacious accommodation comprises of entrance hall, open plan lounge/diner, kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from secure entry intercom system, a Juliette balcony, double glazing throughout, and secure gated access to an allocated parking space. Viewing recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 819 sq ft

Viewing Arrangements
Strictly by appointment

HALLWAY

Entered via wooden door, with security spy hole. Large double glazed uPVC window to side aspect. Spacious hallway. Carpeted flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Two pendant lights to ceiling. PowerPoints and electric panel heater. Doors leading to all rooms.

LOUNGE/DINER

20' 11" x 13' 6" (6.39m x 4.13m)
Large living area. Juliet balcony with uPVC glass doors overlooking the attractive communal gardens and uPVC double glazed window. Carpeted flooring. Two electric panel heaters. TV Point. PowerPoints. Two pendant lights and coving to ceiling.

KITCHEN

9' 10" x 7' 2" (3.02m x 2.19m)
Separate kitchen. The kitchen has been fitted with a range of units across two walls, with contrasting work surfaces incorporating a double stainless steel sink with mixer tap over, drainer and tiled splashbacks. Ample storage. Integrated Smeg electric oven and Smeg microwave.

Four ring Smeg electric hob and stainless steel extractor hood over. Extractor fan. Integrated washing machine and space for fridge freezer. Vinyl flooring. PowerPoints and Pendant Light.

MASTER BEDROOM

13' 8" x 11' 0" (4.19m x 3.36m)
A spacious double bedroom with a large double glazed uPVC window, overlooking the communal gardens. Carpeted flooring. PowerPoints and electric panel heater. Pendant light. Door leading to:

EN-SUITE

Modern white suite comprising; corner shower with sliding glass doors and mains shower over. WC with concealed cistern, and wall mounted pedestal wash hand basin with mixer tap over. Tiled flooring. Heated towel rail. Extractor. Pendant light.

BEDROOM TWO

13' 5" x 10' 7" (4.10m x 3.25m)
Double glazed uPVC window to side aspect. Large double bedroom. Carpeted flooring. PowerPoints and electric panel heater. Pendant light.

BATHROOM

White suite comprising; a panelled bath with shower over and splashbacks, WC with concealed cistern, and wall mounted pedestal wash hand basin with hot and cold tap over and splashbacks. Carpet. Extractor. Pendant light.

PARKING

Secure gated access to an allocated parking space.

TENURE

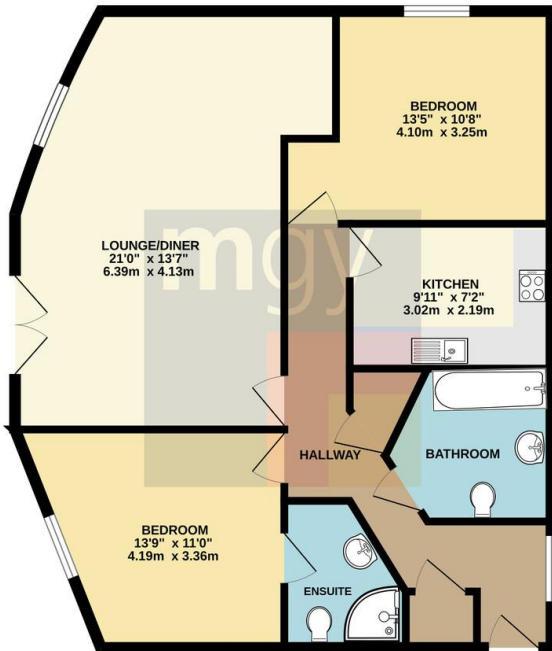
MGY are advised that the property is leasehold, with a term of 125 years from 2001. Service charges of £3,082 per annum, which includes water rates, building insurance, video entry intercom system, secure gated fob access, maintenance of internal and external communal areas, regular cleaning and refuse disposal and gated access to an allocated parking space. Ground rent £150 per annum.

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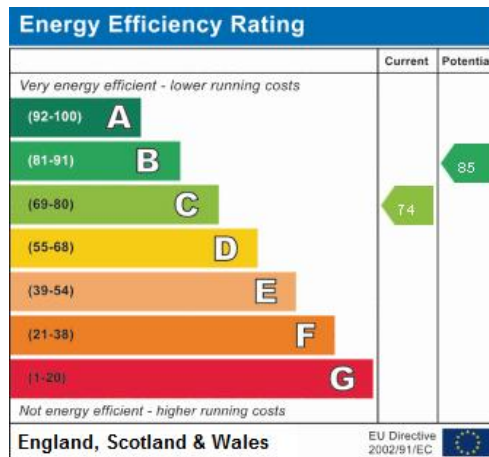


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FIRST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Cardiff 029 2046 5466

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



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