

Amalfi House,

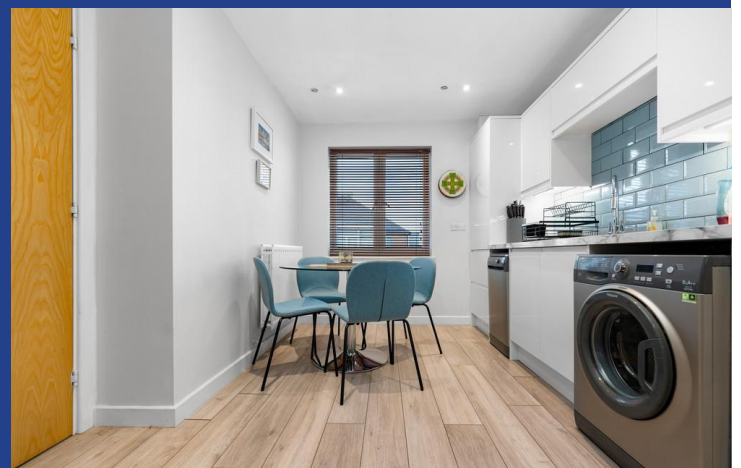
Ffordd Garthorne, Cardiff, CF10 4DA



Estate Agents and
Chartered Surveyors

Asking Price Of

£155,000



Top Floor Apartment



Property Description

****CLOSE TO THE CITY CENTRE**** A spacious and well presented top floor, one bedroom apartment conveniently situated close to the City Centre and Mermaid Quay in Cardiff Bay. The accommodation briefly comprises of entrance hall, lounge/ dining room, newly fitted separate kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, gas central heating, security entry intercom system and bike storage. Allocated parking space. Ideal investment or first time purchase. Viewing recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 595 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Newly fitted laminate flooring. Wall mounted security entry intercom system. Storage cupboard. Thermostat. Radiator.

LIVING AREA

19' 9" x 10' 4" (6.02m x 3.15m)
Double glazed uPVC floor to ceiling windows to front. TV and telephone point. Newly fitted laminate flooring. Two radiators. Spotlights.

KITCHEN/DINER

14' 0" x 9' 6" (4.28m x 2.92m)
Newly fitted modern kitchen with tiled splashbacks. Double glazed uPVC windows to front. LVT (luxury vinyl tile) flooring. Brand new wall and base units, with round edged work surfaces incorporating one and a half stainless steel sink, with hot and cold tap. Built in oven and four ring gas hob, with stainless steel extractor hood over. Ample storage. Space for fridge freezer, washing machine and dishwasher. Storage cupboard housing new 'Ideal' Combi-boiler. Radiator. Spotlights.

BEDROOM

9' 2" x 14' 1" (2.81m x 4.31m)
Double glazed uPVC window to side. Built in wardrobe. TV point. Radiator. Carpeted flooring.

BATHROOM

6' 11" x 9' 8" (2.13m x 2.96m)
Part tiled walls. Vinyl flooring. Vanity enclosed wash hand basin, with hot and cold tap. WC. Panelled bath with hot and cold tap and main shower over. Large storage cupboard. Shaver point. Radiator. Spotlights.

OUTSIDE

Gated access to an allocated parking space and visitor parking. Boarded attic space for storage.

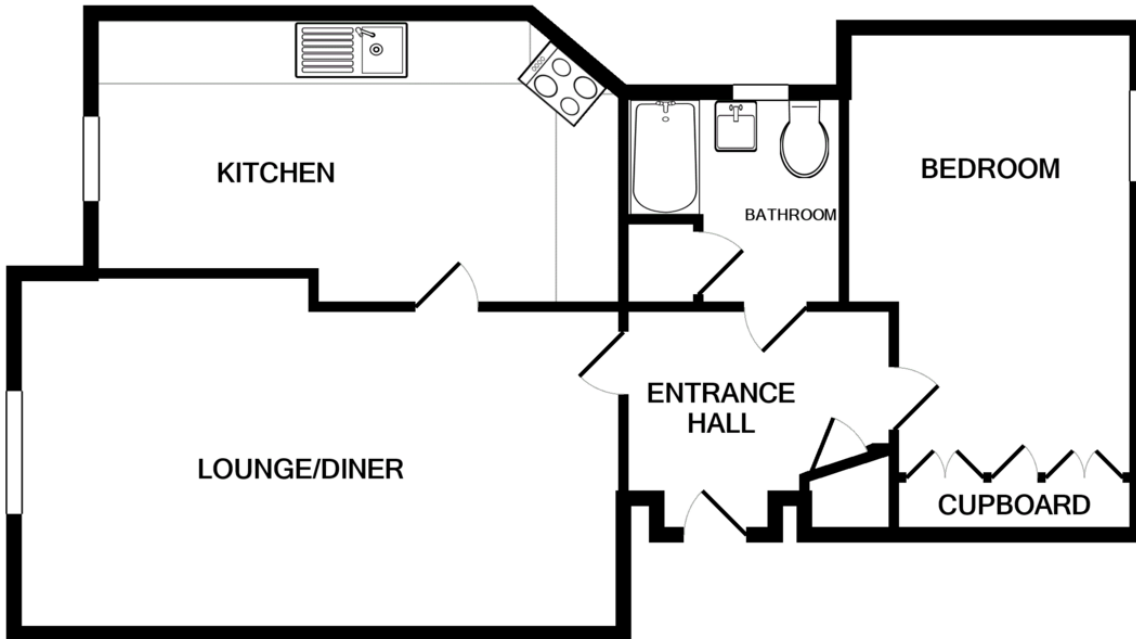
TENURE

MGY are advised that the property is leasehold, with a lease of 150 years from 2000. Service charges £1664.00 per annum, which includes water rates and building insurance. Ground rent £130.76 per annum.

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TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & 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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