

Pendyrys House,

Mortimer Road,
Cardiff,
CF11 9LA

Asking Price Of

£130,000



Estate Agents and
Chartered Surveyors



Second Floor Apartment



Property Description

WELL PRESENTED, SECOND FLOOR RETIREMENT APARTMENT MGY are delighted to bring to market this one bedroom, second floor apartment situated in the heart of Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, one bedroom and shower room. The development is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, and Pontcanna Fields. The property further benefits from off-road parking to the rear, beautifully maintained communal gardens, and is chain free.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 452 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Loft hatch. Power points. Dado rail. Radiator. Coving. Doors to all rooms and two storage cupboards.

LOUNGE

13' 11" x 9' 4" (4.26m x 2.85m)
Carpet to floor. Dual aspect double glazed window to front with fitted blinds. Pendant light fitting with ceiling rose. Radiator. TV and telephone point. Vertical Radiator. Power points. Door to kitchen.

KITCHEN

10' 1" x 6' 1" (3.09m x 1.87m)
Vinyl flooring. Tiled walls. Range of wall, base and drawer units with round edged worktops over incorporating electric hob with oven beneath and extractor above, and stainless steel sink with hot and cold tap over. Tiled splashbacks. Space for fridge/freezer. Integrated dishwasher. Spotlights. Power points. Wall mounted Worcester boiler.

BEDROOM

10' 5" x 8' 4" (3.18m x 2.56m)
Carpet to floor. Double glazed window to front with fitted blinds. Radiator. Coving. Pendant light fitting. Fitted wardrobes. Built in storage with worktop over and shelving and drawers beneath. Power points.

BATHROOM

6' 1" x 5' 0" (1.87m x 1.54m)
Vinyl flooring. Tiled walls. Spotlights. Obscure double glazed window to side. Walk in shower cubicle with mains powered shower over. Heated towel rail. Wall mounted wash hand basin with mixer tap over and storage beneath. Wall mounted mirror. Extractor fan.

OUTSIDE

Beautifully maintained communal gardens. Off road parking to rear. Bin store.

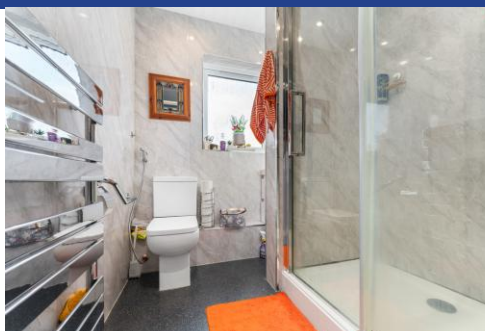
TENURE

MGY are advised that the property is leasehold and a new 99 year lease gets added upon purchase.

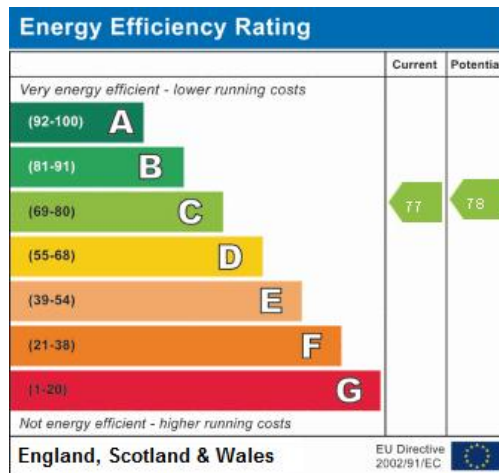
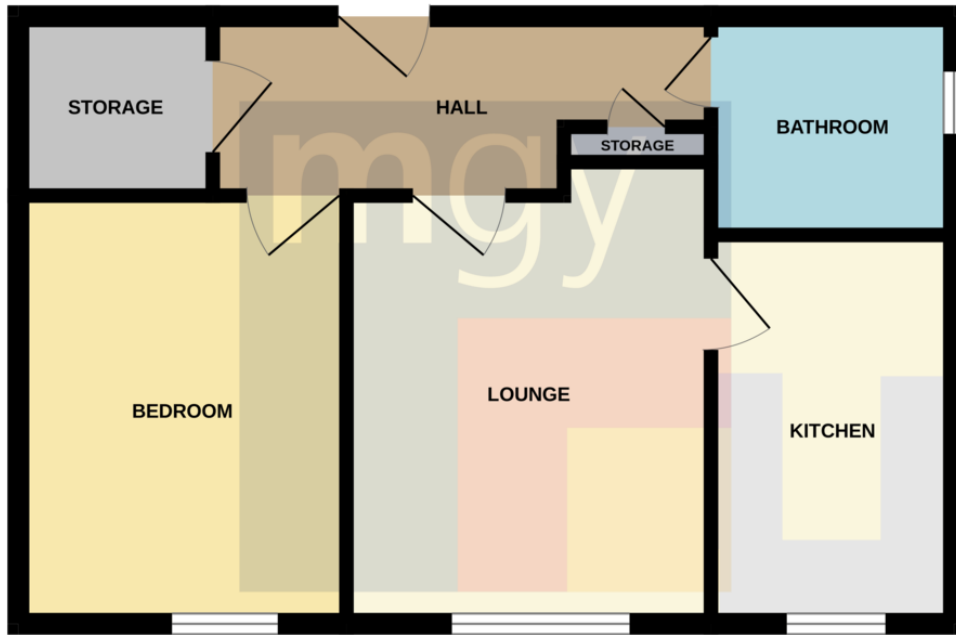
Service Charges - approx. £188 per month
There is no ground rent.

Any new buyer should also be made aware of the sinking fund – any person who buys a property at Pendry's House must pay into a sinking fund when they leave/sell the property. This is calculated as 2% of the purchase price for every complete month and year of ownership and is payable on completion.

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Pontcanna 02920 397152

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