

Roma House,

Vellacott Close, Lloyd George Avenue,
Cardiff, CF10 4AQ

Asking Price Of

£199,950



Estate Agents and
Chartered Surveyors



Two Bedroom Apartment



Property Description

****IDEAL INVESTMENT OR FIRST TIME PURCHASE**** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The accommodation comprises of spacious entrance hall to living/dining room, large fitted kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout with dual aspect, gas central heating, security entry intercom system and gated access to an allocated parking space. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 829 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate flooring. Wall mounted intercom system. Two storage cupboards, with wooden doors. Wall mounted radiator. Spotlights. Thermostat.

LIVING ROOM

11' 4" x 19' 3" (3.47m x 5.87m)
Double glazed uPVC windows, to side aspect. Laminate flooring. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights.

SEPERATE KITCHEN

10' 0" x 15' 6" (3.05m x 4.74m)
Double glazed bay uPVC windows, to front aspect. Tile flooring. Fitted units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven, four ring gas hob and stainless steel extractor hood over. Combi boiler. Integrated dishwasher and washer dryer. Space for fridge freezer. Extractor fan. Wall mounted radiator. Spotlights.

MASTER BEDROOM

12' 2" x 9' 4" (3.72m x 2.85m)
Double glazed uPVC windows, to front aspect. Laminate flooring. Fitted wardrobes. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights. Door to:-

EN SUITE

Newly fitted. Vinyl flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

11' 4" x 9' 4" (3.47m x 2.85m)
Double glazed uPVC windows, to front aspect. Double bedroom. Laminate flooring. T.V Aerial point. Wall mounted radiator.

BATHROOM

Vinyl flooring. Fully tiled walls. Panelled bath, with shower over. Vanity enclosed wash hand basin. Ample storage. W.C. Wall mounted radiator. Extractor fan. Spotlights.

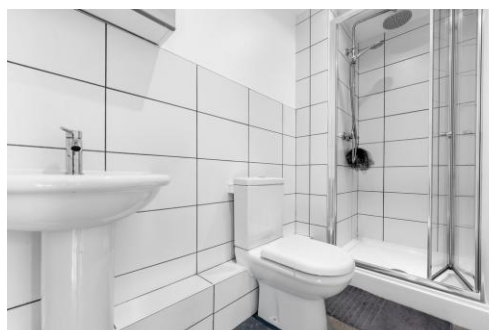
PARKING

Gated access to one allocated parking space. Visitor parking.

TENURE

MGY are advised that this property is leasehold, with a lease of 150 years from 2000. Service charges £2,018 per annum, which includes water rates and building insurance. The property has a share of the freehold, with no ground rent.

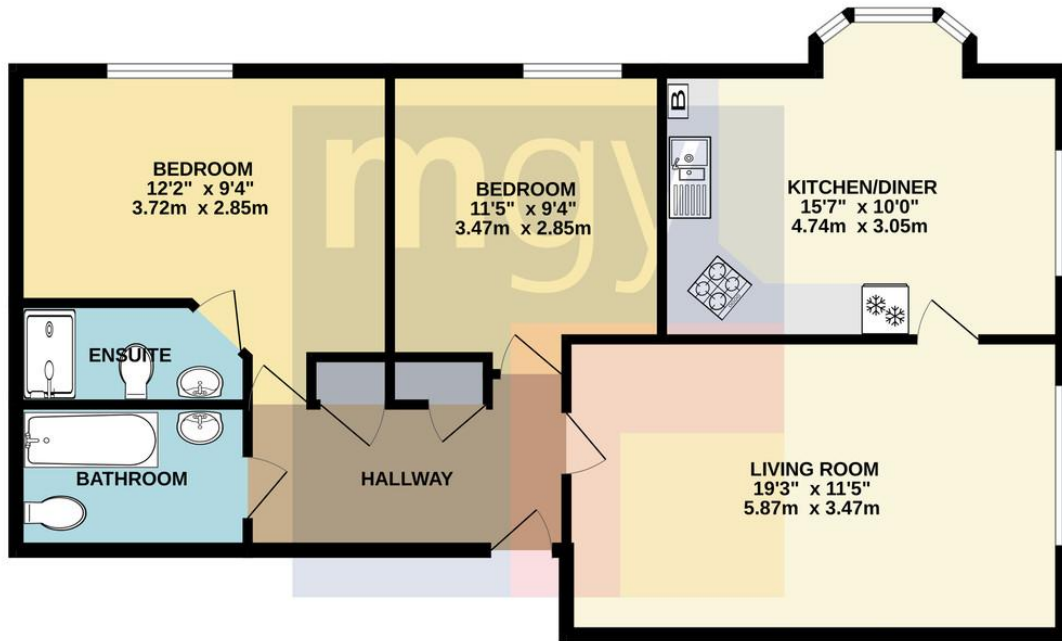
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1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cardiff 029 2046 5466

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South Glamorgan, CF10 5EE



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