

Earle Place, Canton, Cardiff, CF5 1NZ

Offers In Excess Of

£200,000



Estate Agents and
Chartered Surveyors



First Floor Apartment

2

1

1

2

Property Description

UNIQUE TWO BEDROOM APARTMENT WITH MEZZANINE MGY are delighted to bring to market this two bedroom apartment with impressive mezzanine floor. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two bedrooms, bathroom and mezzanine bedroom. The property is situated in the highly sought after area of Canton and is located just a short walk away from local amenities and is walking distance from the City Centre. The property further benefits from a South facing rear garden, gas central heating and double glazing throughout. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band D

Floor Area Approx 915 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE

Entered via communal hallway. Carpeted staircase leading to first floor. Pendant light fitting. PowerPoints. Radiator. Doors to all rooms and split level landing to lounge/diner.

LOUNGE/DINER

17' 8" x 11' 3" (5.41max x 3.44m)
Large double glazed bay window to front and two double glazed windows to side aspect. Carpeted flooring. Pendant light fitting. Two radiators and PowerPoints. Stairs leading upstairs to mezzanine;

MEZZANINE

14' 3" x 14' 2" (4.36m x 4.34m)
Exposed brick to one wall. Under eave storage. Carpeted flooring. Spotlights. Radiator and PowerPoints.

KITCHEN

10' 3" x 7' 10" (3.13m x 2.39m)
Fitted with a range of base and eye level units across two walls incorporating stainless steel sink and drainer with hot and cold taps over. Complementary rounded work surfaces. Integrated electric oven and four ring gas hob with extractor hood above. Space for fridge/freezer. Plumbing for washing machine. Tiled flooring, partly tiled walls and splash backs. Double glazed window to side aspect. Wall mounted Worcester combi boiler. Radiator. Pendant light. PowerPoints.

BEDROOM ONE

12' 0" x 9' 7" (3.68m x 2.93m)
Two double glazed windows to side aspect. Alcoves. Carpeted flooring. Pendant light fitting. Radiator and PowerPoints.

BEDROOM TWO

9' 9" x 9' 6" (2.99m x 2.91m)
Double glazed window to rear aspect. Access to loft hatch. Carpeted flooring. Pendant light fitting. Radiator and PowerPoints.

BATHROOM

6' 7" x 5' 7" (2.02m x 1.72m)
Double glazed obscured glass window to side aspect. Tiled flooring. Part tiled walls. Panelled bath, with mains shower over. Pedestal wash hand basin, with hot and cold tap. W.C. Chrome fittings. Radiator.

OUTSIDE

Low maintenance, paved private South facing garden with separate gated access.

TENURE

MGY are advised that the property is LEASEHOLD.

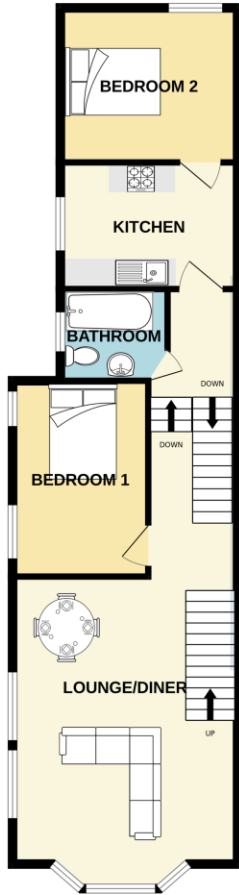
Lease Length - 117 years remaining.
125 year lease from 2016.
Sinking Fund - £300 per annum
Buildings Insurance - £144 per annum
Ground Rent - £100 per annum

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Canton, Cardiff, CF5 1NZ

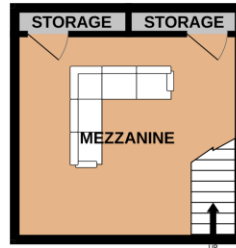


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FIRST FLOOR



MEZZANINE



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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mgyc.co.uk

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