

Dunraven House,

Westgate Street, Cardiff, CF10 1DL



Estate Agents and
Chartered Surveyors

Asking Price Of

£174,950



Ground Floor Apartment

2

1

1

2

Property Description

TWO BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE HEART OF THE CITY CENTRE MGY are delighted to bring to market this rarely available, two bedroom apartment located in Cardiff City Centre. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, two bedrooms and bathroom. The property further benefits from being within easy reach of Cardiff Central railway station as well as all other transport links and has on site 24 hour concierge.

Viewing highly recommended

Tenure Leasehold

Council Tax Band E

Floor Area Approx 757 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden front door leading from secure communal hallway. Original parquet flooring. Pendant light fittings with additional wall lighting. Fixed shelving. Coving. Radiator. Wall mounted intercom. Door to storage cupboard. Doors to all rooms.

LOUNGE

12' 11" x 11' 4" (3.94m x 3.47m)
Lounge located to the front of the property. Entered via door with obscured glazed panels. Original parquet flooring. Large sash window to the front aspect with secondary glazing. Two alcoves with built in shelving. Pendant light fittings with additional wall lighting. Feature fireplace with marble hearth and surround. Coving and picture rail. Radiator. TV and telephone point.

DINING ROOM

12' 8" x 9' 1" (3.87m x 2.79m)
Dining room located to the front of the property. Entered via door with obscured glazed panels. Original parquet flooring. Large sash window to the front aspect with secondary glazing. Pendant light fittings with additional wall lighting. Coving and picture rail. Radiator.

KITCHEN

11' 4" x 8' 2" (3.46m x 2.49m)
Entered via door with obscured glazed panels. A range of wall and base units with co-ordinating work surfaces. Integrated electric oven and hob with built in extractor fan over; plumbing for washing machine, space for fridge/freezer, double stainless steel sink/drainer with mixer tap over. Double glazed sash window to rear aspect and a second single glazed obscure window to the rear. Tiled flooring.

BEDROOM ONE

12' 11" x 10' 9" (3.95m x 3.29m)
Entered via door with obscured glazed panels. Double bedroom. Original parquet flooring. Sash window to front aspect with secondary glazing. Radiator. Coving and picture rail.

BEDROOM TWO

12' 6" x 8' 9" (3.83m x 2.68m)
Entered via door with obscured glazed panels. Double bedroom. Original parquet flooring. Sash window to rear aspect with secondary glazing. Radiator. Coving and picture rail.

BATHROOM

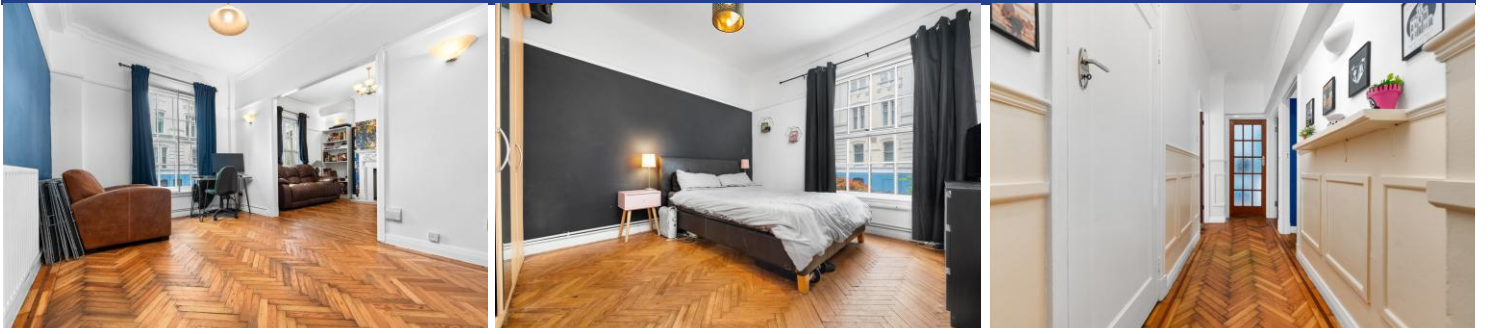
8' 8" x 7' 6" (2.66m x 2.31m)
Three piece suite comprising of bath with mains shower over, low level WC and pedestal wash hand basin with vanity mirror above. Wall mounted mirrored vanity cupboard. Wooden block flooring. Tiled walls. Obscure double glazed sash window to rear and additional obscure glass window. Radiator. Spotlights.

TENURE

MGY are advised that the property is LEASEHOLD.

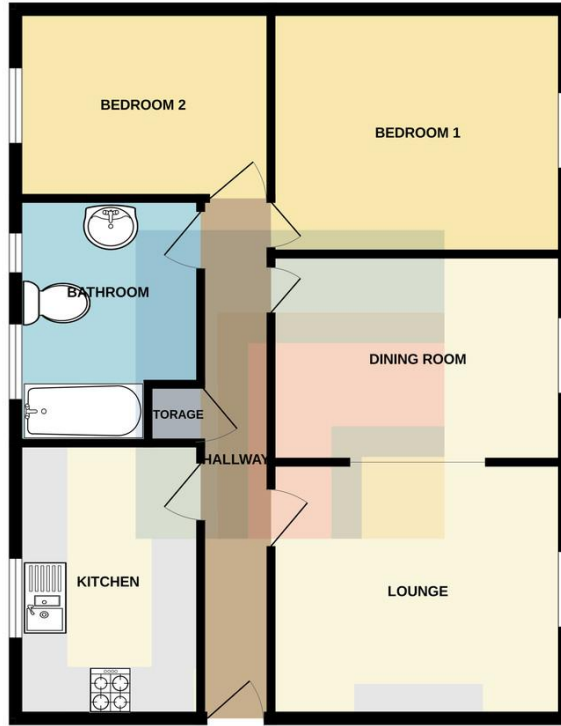
Lease Length -
Ground Rent - approx. £100 per annum
Service Charges - approx. £5,151.30 per annum (includes building insurance, unlimited hot water, 24 hour concierge, window cleaning, rubbish collection, cleaning of communal areas, and security entry)

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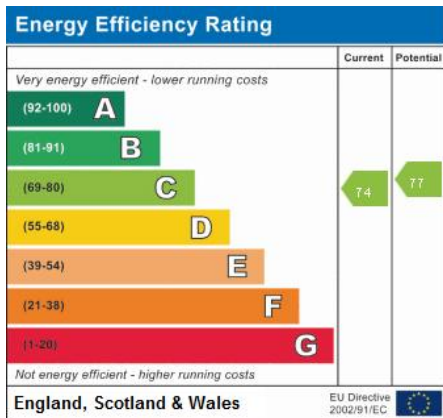


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GROUND FLOOR



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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