

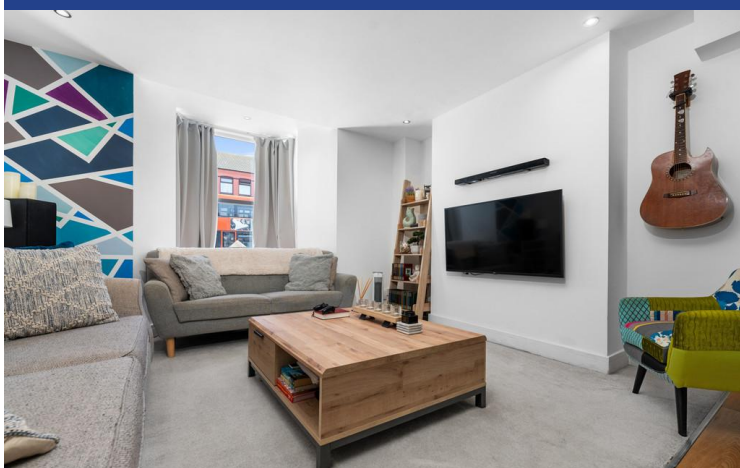
Penarth Road, Grangetown, Cardiff, CF11 6NG



Estate Agents and
Chartered Surveyors

Asking Price Of

£159,950



Ground Floor Apartment

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Property Description

BEAUTIFULLY PRESENTED, ONE BEDROOM, GROUND FLOOR APARTMENT MGY are delighted to bring to market this immaculately presented, one double bedroom, ground floor flat located a short walk from Cardiff City Centre, on Penarth Road, Grangetown. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen, one double bedroom, and shower room. The property further benefits from a private, low maintenance courtyard to rear, double glazing throughout and is sold with a share of the freehold. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band B

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Doors to all rooms.

LOUNGE/KITCHEN

18' 11" x 13' 4" (5.79m x 4.07m)
Open plan living and kitchen with space for dining. Carpeted flooring. Double glazed uPVC bay window to front aspect. TV and telephone point. Built in speakers compatible with Sonos sound system. Electric underfloor heating. Spotlights. Power points. Modern kitchen with a range of wall, base and drawer units with round edged wooden worktops over incorporating stainless steel sink with mixer tap and four ring electric hob with extractor above. Integrated oven, fridge freezer, washing machine, slim line dishwasher and wine fridge. Breakfast bar with worktops over and space for seating beneath. Laminate flooring with underfloor heating.

BEDROOM

11' 11" x 9' 6" (3.65m x 2.90m)
Carpet to floor. Spotlights. Power point. Two built in cupboards, one housing water tank. Double glazed door leading to private courtyard. TV point. Electric underfloor heating.

SHOWER ROOM

7' 4" x 4' 6" (2.24m x 1.38m)
Fully tiled walls and flooring. Spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with mains powered shower over and additional handheld attachment. Wall mounted mirror.

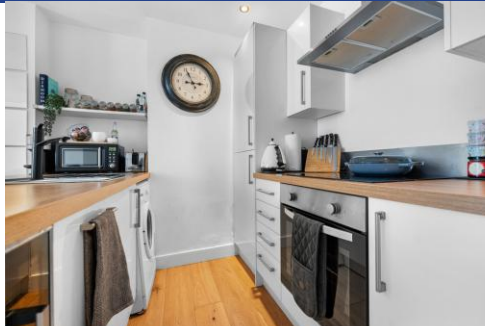
OUTSIDE

Front - Paved. Door leading into communal hallway.
Rear - Private courtyard accessed through bedroom. Patio. Fence border.

TENURE

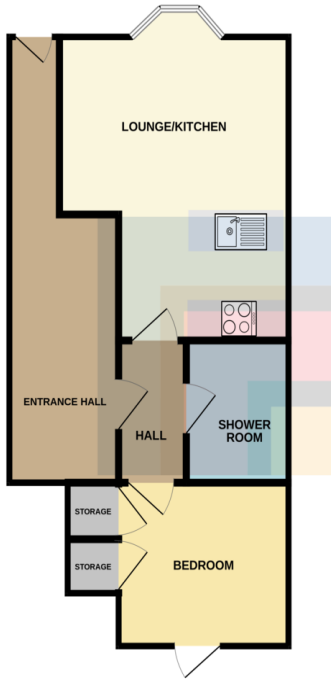
MGY are advised that the property is leasehold, with a term of 150 years from 2017. This property has a share of the freehold. No service charges or ground rent. Building insurance approx. £190 per annum.

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Grangetown, Cardiff, CF11 6NG

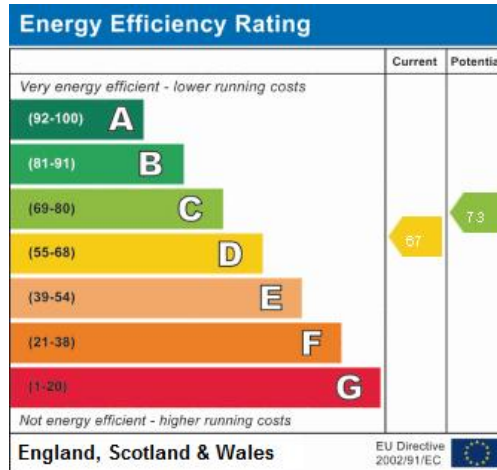


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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