



**THE WATERQUARTER**  
GALLEON WAY  
CARDIFF CF10 4JB

ASKING PRICE OF  
**£140,000**



**TWO BEDROOM APARTMENT**



**2**



**1**



**2**



**1**

**\*\*FANTASTIC WATER VIEWS\* NO CHAIN\*\***  
MGY are pleased to present for sale a two bedroom, fifth floor apartment with fantastic water views. Located in the popular Waterquarter development, the property is situated close to the link roads and to Mermaid Quay, with a variety of cafes, restaurants and bars. The accommodation briefly comprises of large entrance hall, lounge/diner/kitchen with Juliette balcony, two double bedrooms, one with en-suite and bathroom. The apartment further benefits from an allocated undercroft parking space. No chain. Viewing highly recommended.

#### DESCRIPTION

**\*\*FANTASTIC WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a two bedroom, top floor apartment with fantastic water views. Located in the popular Waterquarter development, the property is situated close to the link roads and to Mermaid Quay, with a variety of cafes, restaurants and bars. The accommodation briefly comprises of large entrance hall, lounge/diner/kitchen with Juliette balcony, two double bedrooms, one with en-suite and bathroom. The apartment further benefits from an allocated undercroft parking space. No chain. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Laminate flooring. Large storage cupboard, housing hot water tank. Wall mounted electric panel heater.

#### LOUNGE/KITCHEN/DINER

19' 3" x 13' 6" (5.87m x 4.13m)  
Double glazed French doors, leading to Juliette balcony with fantastic water views. Laminate wood effect flooring. Wall mounted electric panel heater. Open plan living. Fitted kitchen with wall and base units, with work surfaces incorporating stainless steel sink. Under unit lighting. Built in oven and four ring electric hob, with extractor hood over. Integrated washing machine and dishwasher. T.V Aerial point. Telephone point. Spotlights.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 861 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### MASTER BEDROOM

20' 9" x 11' 1" (6.35m x 3.38m)  
Double glazed windows to front aspect. Carpeted flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Door leading to:-

#### EN-SUITE

7' 1" x 6' 9" (2.16m x 2.08m)  
Tiled flooring. Part tiled walls. Wall mounted wash hand basin. Shower cubicle. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Spotlights.

#### BEDROOM TWO

13' 9" x 10' 0" (4.20m x 3.05m)  
Double glazed window, to side aspect. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point.

#### BATHROOM

7' 5" x 6' 9" (2.27m x 2.08m)  
Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Spotlights.

#### PARKING

Allocated undercroft parking space. Visitor parking.

#### TENURE

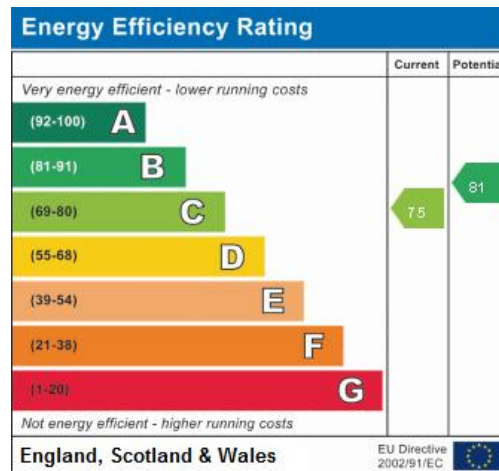
MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £2,215.73 per annum, which includes building insurance, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, allocated parking space and visitor parking. Ground rent £200 per annum.



# THE WATERQUARTER, GALLEON WAY, CARDIFF CF10 4JB



# THE WATERQUARTER, GALLEON WAY, CARDIFF CF10 4JB



**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**