

The Waterquarter, Galleon Way,

Cardiff, CF10 4JF



Estate Agents and
Chartered Surveyors

Asking Price Of

£135,000



Two Bedroom Apartment



Property Description

****FANTASTIC WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale a two bedroom, sixth 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 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.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 840 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

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

LOUNGE/KITCHEN/DINER

18' 0" x 16' 9" (5.49m x 5.11m)
Double glazed French doors, leading to large 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.

MASTER BEDROOM

17' 9" x 10' 9" (5.42m x 3.29m)
Double glazed windows to front aspect. Wall mounted electric panel heater. TV Aerial point. Telephone point. Door leading to:-

EN-SUITE

6' 7" x 6' 0" (2.03m x 1.83m)
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' 6" x 10' 4" (4.14m x 3.16m)
Double glazed window to side aspect. Double bedroom. Wall mounted electric panel heater. TV Aerial point. Telephone point.

BATHROOM

7' 6" x 6' 3" (2.31m x 1.93m)
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.

BALCONY

Large decked balcony with fantastic water views. Accessed from the living area.

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 TBC per annum, which includes building insurance. Ground rent TBC per annum.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cardiff 029 2046 5466

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



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