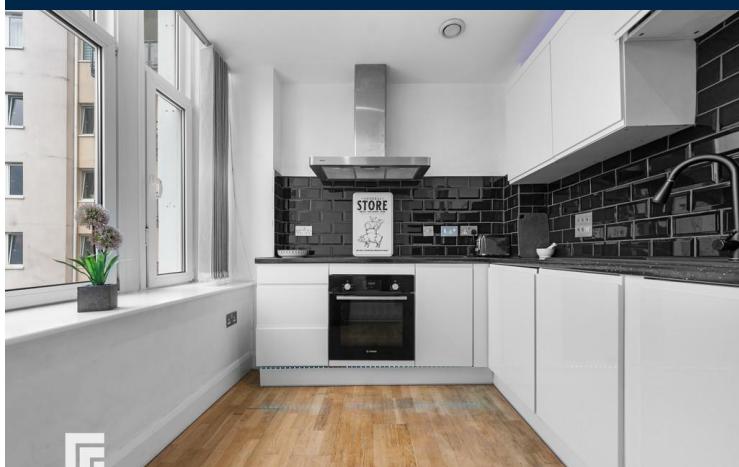




**CYMRIC BUILDINGS**  
WEST BUTE STREET  
CARDIFF CF10 5LL

OFFERS IN EXCESS OF  
**£209,000**



## TWO BEDROOM APARTMENT



**2**



**2**



**2**



**1**

\*\*IMMACULATELY PRESENTED\* GRADE II LISTED BUILDING\* NO CHAIN\*\* MGY are delighted to bring to market this spacious and modern apartment situated on the first floor of a Grade II listed limestone building, in the popular development Cymric Buildings, Cardiff Bay. The apartment is within walking distance to Cardiff Bay train station and Mermaid Quay, offering a variety of bars, shops and restaurants. The property briefly comprises spacious entrance hall, living room, kitchen, two double bedrooms, master with en-suite and bathroom. The unique apartment further benefits from double glazing throughout, a secure video entry intercom system, communal rooftop terrace and secure gated access to an allocated parking space. EWS1 form in place. No chain.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 904 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **EN-SUITE**

6' 2" x 5' 6" (1.89m x 1.68m)

Modern en-suite. Tiled flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Shaver point. Extractor fan.

#### **BEDROOM TWO**

11' 8" x 10' 11" (3.58m x 3.33m)

Double glazed uPVC windows to side aspect. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights. Door to:-

#### **BATHROOM**

7' 0" x 6' 0" (2.15m x 1.85m)

Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Heated towel rail. Shaver point. Wall mounted mirror. Extractor fan.

#### **ROOFTOP TERRACE**

Communal rooftop terrace. Paved, with decking area and brick surround.

#### **PARKING**

Secure gated access to an allocated parking space.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2007. Service charges of £2,491.04 per annum, which includes buildings insurance, water rates, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, storage room for refuse and weekly collections, regular cleaning and refuse disposal, window cleaning, bike storage, communal rooftop terrace and gated access to an allocated parking space. Ground rent £500 per annum.

#### **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Large entrance hall. Engineered wood flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Doors leading to living room, bedrooms and bathroom.

#### **LIVING ROOM**

18' 2" x 11' 8" (5.56m x 3.58m)

Large double glazed uPVC windows to front aspect. Ample natural daylight. Engineered wood flooring. Ultra-high ceiling, enhancing the spacious living area. T.V Aerial point. Telephone point. Two wall mounted electric panel heaters.

#### **KITCHEN**

10' 2" x 7' 6" (3.10m x 2.30m)

Modernised kitchen. Large double glazed uPVC windows to front aspect. Ample natural daylight. Engineered wood flooring. Part tiled walls. Wall and base units, with work surfaces incorporating composite sink with drainer. Ample storage and mood lighting. Built in oven and four ring electric hob with stainless steel extractor hood over. Space for fridge freezer. Integrated dishwasher and washing machine. Extractor fan.

#### **MASTER BEDROOM**

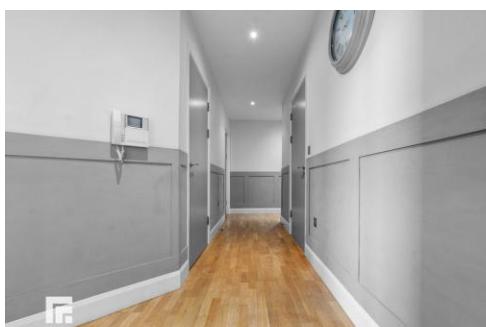
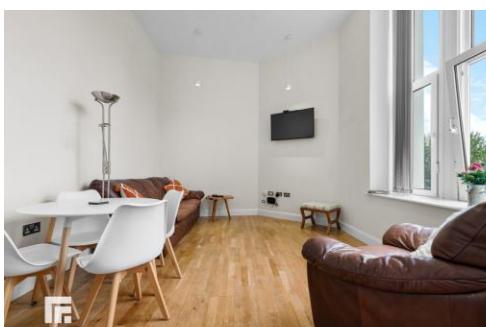
17' 3" x 10' 4" (5.28m x 3.15m)

Double glazed uPVC windows to side aspect. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights. Door to:-

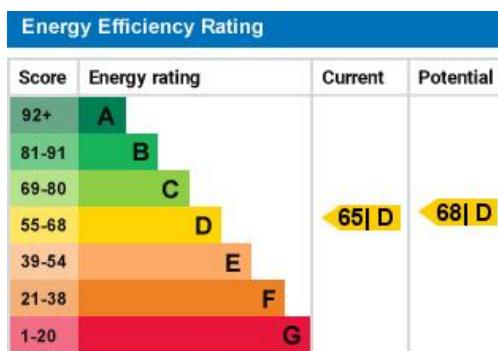
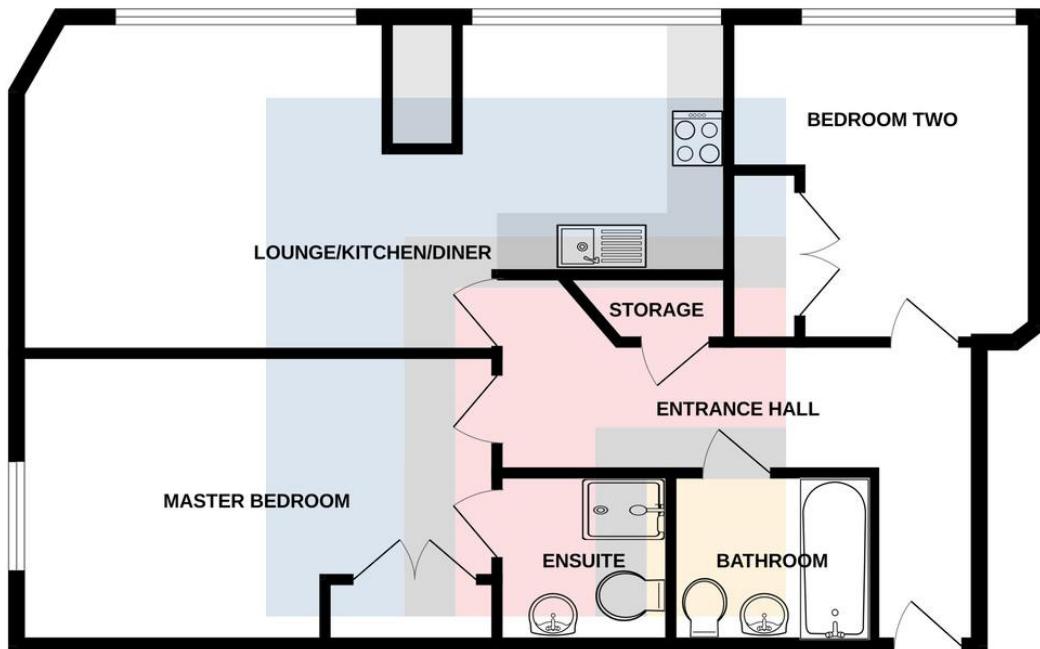


**M G Y . C O . U K**

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**CARDIFF 029 2046 5466**

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