

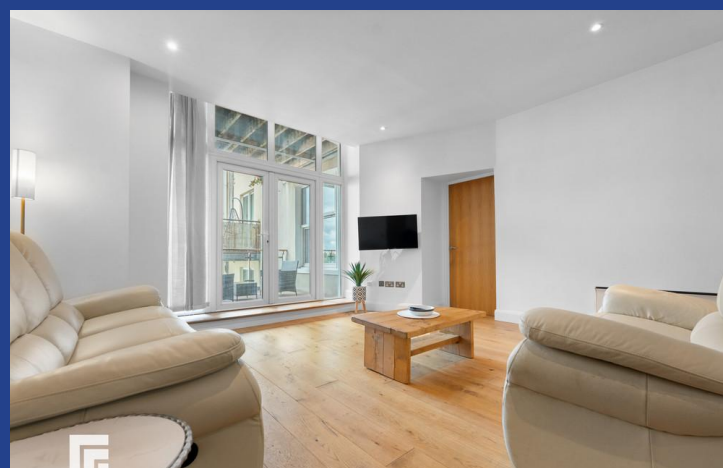
Cymric Buildings, West Bute Street, Cardiff, CF10 5LL



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



Two Bedroom Apartment

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Property Description

****IMMACULATELY PRESENTED* GRADE II LISTED BUILDING* LARGE BALCONY* NO CHAIN**** MGY are delighted to bring to market this spacious and modern apartment situated on the second 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, large living room, kitchen, two double bedrooms, bathroom and large balcony. 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. No chain.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,033 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Engineered wood flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Doors leading to living area, bedroom two and bathroom.

LIVING ROOM

22' 7" x 14' 9" (6.90m x 4.52m)
Large double glazed uPVC windows and French doors, leading to large balcony. Engineered wood flooring. T.V Aerial point. Telephone point. Two wall mounted electric panel heaters. Spotlights. Open plan to modern kitchen. Door leading to master bedroom.

KITCHEN

14' 9" x 5' 9" (4.50m x 1.76m)
Modernised kitchen. Engineered wood flooring. Part tiled walls. Wall and base units, with work surfaces incorporating stainless steel sink with drainer. Ample storage and mood lighting. Built in BOSCH oven and four ring electric KARINEAR hob with large stainless steel BOSCH extractor hood over. Integrated dishwasher, fridge freezer and LAMONA microwave. Space for washing machine. Extractor fan. Spotlights.

MASTER BEDROOM

19' 7" x 10' 0" (5.97m x 3.06m)
Large double glazed uPVC windows to side aspect. Spacious double bedroom. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric panel heater.

BEDROOM TWO

26' 0" x 10' 7" (7.95m x 3.23m)
Large double glazed uPVC windows to side aspect. Spacious double bedroom. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric panel heater.

BALCONY

Exceptionally large decked balcony. Ample space for seating. Accessed from the living room.

BATHROOM

9' 4" x 7' 1" (2.86m x 2.16m)
Modernised bathroom. Tiled flooring. Part tiled walls with inset shelving. Panelled bath. Separate double shower cubicle with rainfall shower and additional shower attachment. Pedestal wash hand basin. W.C. Heated towel rail. Shaver point. Wall mounted mirror. Extractor fan. Spotlights.

ROOFTOP TERRACE

Communal rooftop terrace.

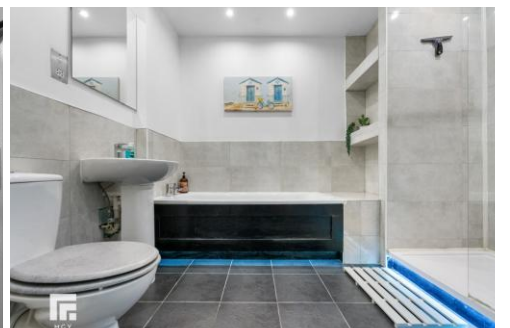
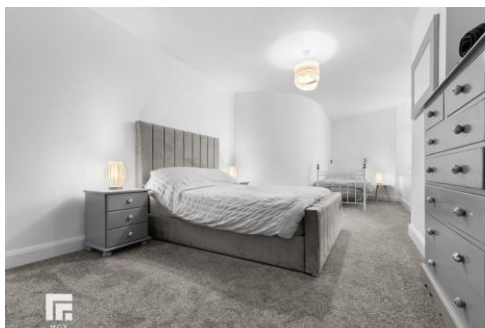
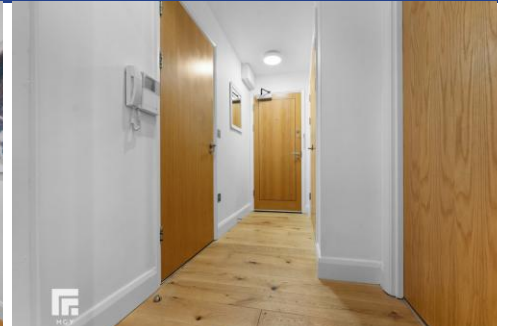
PARKING

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 £2,947.48 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, bike storage, communal rooftop terrace and gated access to an allocated parking space. Ground rent £500 per annum.

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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 82 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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