

Cadogan House,

West Bute Street, Cardiff, CF10 5EN



Estate Agents and
Chartered Surveyors

Asking Price Of

£145,000



One Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE* LARGE BALCONY* NO CHAIN**** MGY are delighted to offer for sale this spacious one bedroom, first floor apartment, in the popular development of Cadogan House. Located in the heart of Cardiff bay, this modern apartment boasts a very central and convenient position, within walking distance of Mermaid Quay with its many bars, shops and restaurants. The accommodation briefly comprises entrance hall, open plan lounge/kitchen/diner, large decked balcony, bedroom and bathroom. Ideal first time purchase or investment. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 479 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via oak veneer door, with security spy hole. Karndean flooring. Storage cupboard, housing electric hot water cylinder, with control panel. Space for washer/dryer. Wall mounted video entry intercom system. Smoke alarm. Wall mounted Dimplex Monterey heater.

LOUNGE/KITCHEN/DINER

21' 8" x 14' 2" (6.61m x 4.33m)
Double glazed uPVC window to front aspect. Additional uPVC patio door, leading to large decked balcony. Karndean flooring. Wall mounted Dimplex Monterey heater. T.V Aerial point. Telephone point. Sky+ sockets. Smoke alarm. Open plan living. Modern fitted kitchen, with ample storage. Base and wall units, with laminate work surfaces incorporating stainless steel sink, with chrome single lever tap. Gloss premium grey handles, soft close doors and drawer fronts. Integrated fridge freezer. Space for additional fridge freezer. Iberna oven and four ring ceramic hob, with chimney style extractor. Fitted wall shelves. Extractor fan. Spotlights. Open plan living.

BEDROOM

13' 7" x 9' 8" (4.16m x 2.96m)
Large double glazed uPVC windows to front aspect. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted Dimplex Monterey heater.

BATHROOM

7' 0" x 6' 7" (2.14m x 2.01m)
Modern bathroom. N & C Strata tiled flooring. Part tiled walls. Panelled bath, with shower attachment and thermostatic mixer. Glass shower screen. Wall mounted wash hand basin, with Vado mixer taps. W.C, with concealed cistem and chrome flush. Heated electric chrome towel rail. Shaver point. Extractor fan. Spotlights.

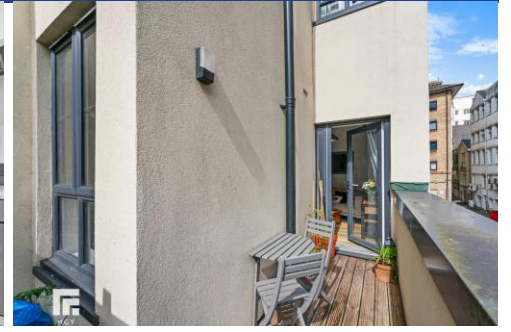
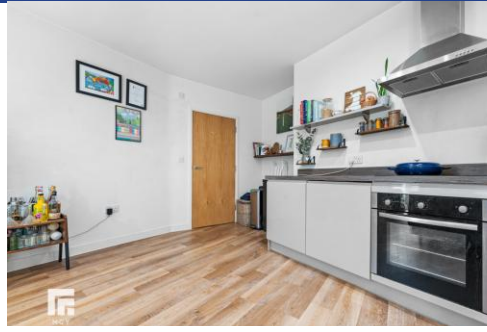
BALCONY

Large decked balcony, with brick surround. Space for seating. External lighting. Accessed from the living room.

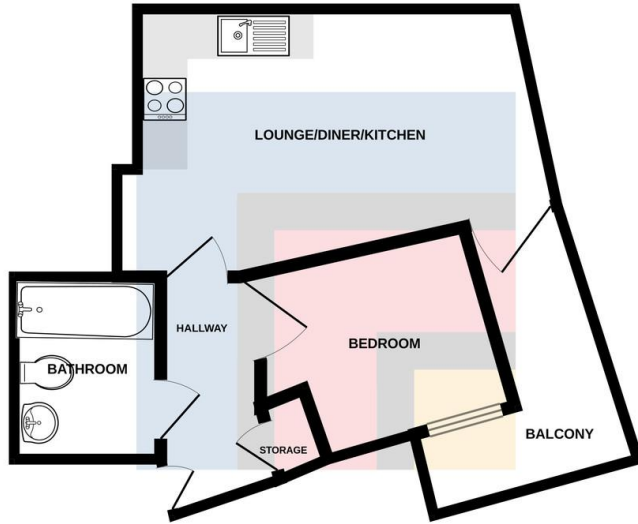
TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2017. Service charges of £1397.92 per annum, which includes building insurance, security intercom entry system, CCTV, lift maintenance, maintenance of intenal and external communal areas, regular cleaning and refuse disposal. Ground rent £250 per annum.

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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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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