

Penarth Road,  
Cardiff, CF11 6NG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£150,000**



One Bedroom Apartment



# Property Description

**\*\*IMMACULATELY PRESENTED\* IDEAL FIRST TIME PURCHASE\*\*** MGY are delighted to bring to market this immaculately presented, one double bedroom, first floor apartment located a short walk from Cardiff City Centre, on Penarth Road, Grangetown. The modern accommodation briefly comprises entrance hall, open plan living room/kitchen, one double bedroom and shower room. The property further benefits from double glazing throughout and is sold with a share of the freehold. No service charges or ground rent. Viewing highly recommended.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 344 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden front door leading from communal hallway. Double glazed uPVC window to side with fitted shutter blinds. Laminate wood effect flooring. Doors leading to all rooms. High slanted ceiling. Spotlights.

## LIVING ROOM

12' 7" x 9' 4" (3.86m x 2.87m)  
Double glazed uPVC windows to front with fitted shutter blinds. Laminate wood effect flooring. Inset SONUS Bluetooth speakers to ceiling. Wall mounted electric panel heater with WIFI control. Wall mounted infrared heating panel. Telephone point. Spotlights.

## KITCHEN

10' 9" x 5' 6" (3.30m x 1.70m)  
Modern fitted kitchen. Laminate wood effect flooring. Wall, base and drawer units with round edged wooden worktops incorporating stainless steel sink with mixer tap and drainer. Built in oven and four ring electric hob with stainless steel extractor hood over. Ample storage. Integrated fridge freezer, wine cooler, washer/dryer and dishwasher. Storage cupboard housing hot water tank. High slanted ceiling. Spotlights. Open plan living.

## BEDROOM

11' 5" x 8' 11" (3.50m x 2.74m)  
Double glazed uPVC windows to front with fitted shutter blinds. Spacious double bedroom. Carpeted flooring. Spotlights. Power point. Two built in wardrobes. TV point.

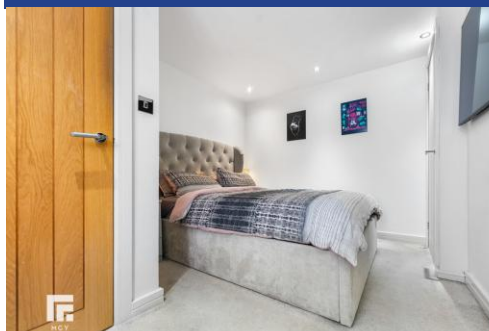
## SHOWER ROOM

5' 11" x 4' 0" (1.82m x 1.23m)  
Double glazed uPVC windows to side with fitted shutter blinds. Modern shower room. Tiled flooring. Fully tiled walls. W. C. Vanity enclosed wash hand basin with mixer tap. Shower cubicle with rainfall shower and additional handheld attachment. Wall mounted mirror. Extractor fan. High slanted ceiling. Spotlights.

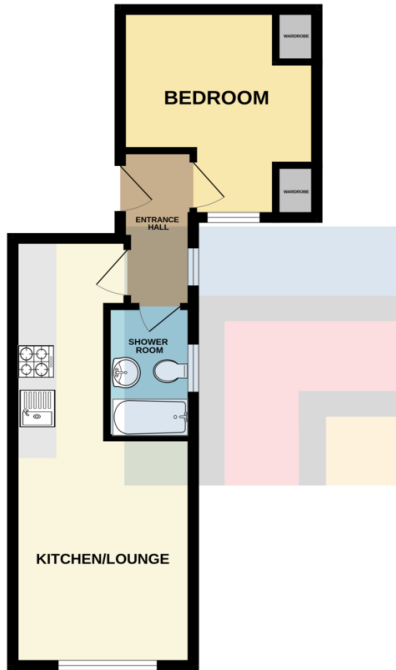
## TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2017. This property has a share of the freehold. No service charges or ground rent. Building insurance approx. £190 per annum.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
69-80	C		
55-68	D	63   D	65   D
39-54	E		
21-38	F		
1-20	G		

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