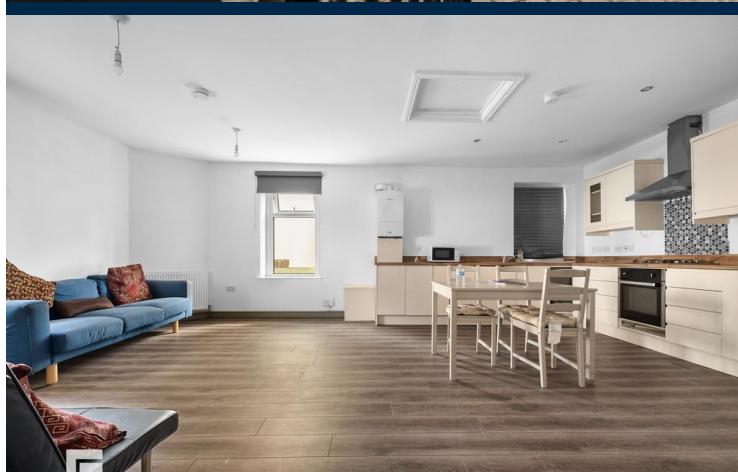




COWBRIDGE ROAD EAST  
CANTON  
CARDIFF CF11 9AJ

**£195,000**



### FIRST FLOOR APARTMENT

  
**3**

  
**1**

  
**1**

  
**1**

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND:**

**FLOOR AREA APPROX: 1,012 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM TWO**

8' 5" x 15' 6" (2.57m x 4.73m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Radiator. Pendant light fitting.

#### **BEDROOM THREE**

9' 5" x 10' 11" (2.89m x 3.35m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves. Radiator. Pendant light fitting.

#### **BATHROOM**

5' 2" x 10' 2" (1.60m x 3.12m)

Double glazed obscure uPVC window to side aspect. White-suite comprising pedestal wash hand basin with mixer tap over, WC and walk in shower cubicle with mains powered shower over. Panelled bath with mixer tap over. Vinyl flooring. Radiator. Loft hatch. Pendant light fitting.

#### **WC**

2' 0" x 4' 2" (0.61m x 1.28m)

Double glazed uPVC obscure window to side aspect. WC and wall mounted wash hand basin with mixer tap. Vinyl flooring. Pendant light fitting.

#### **PARKING**

Gated off road parking.

#### **TENURE**

The property will come with a new 999 year lease and peppercorn ground rent. In the lease each flat will contribute a proportion towards the services (upkeep, maintenance, cleaning, etc. of the structure and communal areas) and the buildings insurance.

**\*\*CHAIN FREE, THREE BEDROOM, FIRST FLOOR APARTMENT\*\*** MGY are delighted to bring to market this three bedroom, first floor apartment, situated in the highly sought after area of Canton, Cardiff. The accommodation briefly comprises entrance hallway, lounge, kitchen, three bedrooms and family bathroom. The property further benefits from off road parking, double glazing, and is chain free. **\*Viewing highly recommended\***

#### **ENTRANCE**

Entered via front door leading into porch area. Pendant light fitting.

#### **HALLWAY**

Carpeted stairs rising to first floor. Carpeted flooring. Double glazed uPVC window to rear aspect. Pendant light fitting.

#### **LOUNGE/KITCHEN/DINER**

15' 10" x 22' 2" (4.85m x 6.77m)

Double glazed uPVC window to front and side aspects. Laminate flooring. Pendant light fitting. TV and telephone point. Fitted kitchen with a range of wall, base and drawer units across two walls with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring hob with extractor above and oven beneath. Integrated appliances such as dishwasher, washing machine and fridge/freezer. Tiled splashbacks. Three radiators. Space for dining.

#### **BEDROOM ONE**

10' 7" x 15' 0" (3.25m x 4.59m)

Double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Alcoves. Radiator. Pendant light fitting.



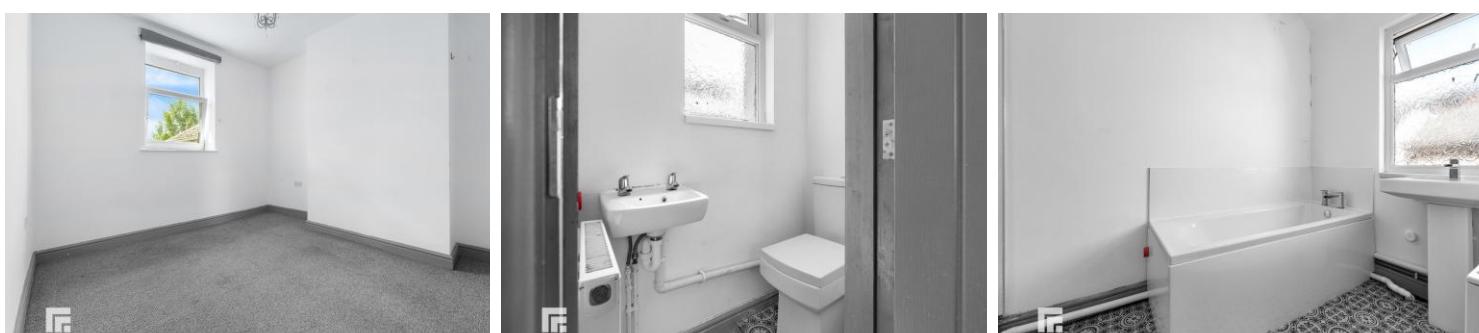
**M G Y . C O . U K**

1COWBRIDGE ROAD EAST, CANTON, CARDIFF CF11 9AJ

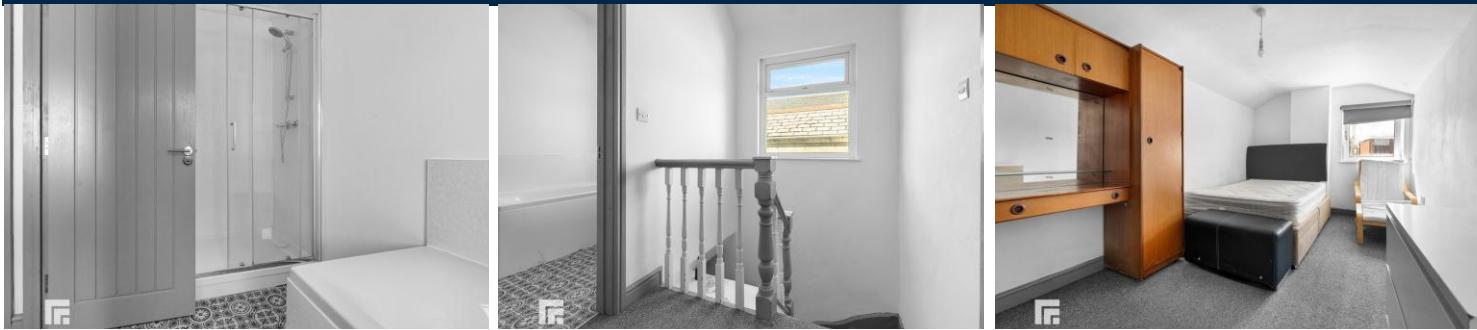


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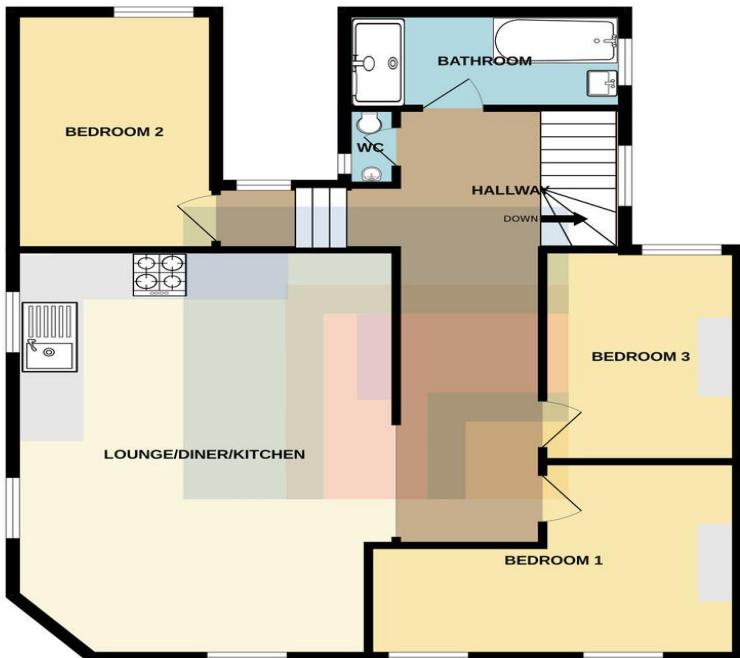


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## FIRST FLOOR



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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Autocad 2005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	73
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.e-plate.com		

## CARDIFF 029 2046 5466

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



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