



PARKVIEW COURT
COLDSTREAM TERRACE
CARDIFF CF11 6LY

ASKING PRICE OF
£250,000



TOP FLOOR APARTMENT



3



2



2



2

TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 915 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****NO CHAIN* *GREAT INVESTMENT OPPORTUNITY* FOUR BEDROOM APARTMENT WITHIN WALKING DISTANCE OF THE CITY CENTRE**** MGY are delighted to bring to market this four bedroom, top floor apartment situated in the 'Parkview Court' development on Coldstream Terrace. The accommodation briefly comprises hallway, lounge and separate kitchen, four bedrooms, master with ensuite and family bathroom. The property further benefits from being chain free with two balconies with fantastic views of the River Taff, Principality Stadium as well as being within walking distance of the City Centre. *Viewing highly recommended*

HALLWAY

Entered via front door leading from communal hallway. Carpeted flooring. Pendant light fitting. Radiator. Doors to all rooms and a storage cupboard.

LOUNGE

16' 6" x 10' 7" (5.03m x 3.25m)

Large double glazed bay windows and door to front aspect leading to private balcony. Carpeted flooring. Alcoves with fitted storage. Radiator. Coving. Wall mounted pendant light fittings. Power points. Opening to :-

BALCONY

Accessed from the lounge with excellent views of the River Taff and the Principality Stadium.

KITCHEN

8' 0" x 11' 9" (2.44m x 3.59m)

Modern fitted kitchen with worktops across three walls, incorporating stainless steel sink and drainer with mixer tap over and four ring gas hob with oven beneath. Space for appliances such as: washing machine, fridge/freezer and dishwasher. Tiled splashbacks. Vinyl flooring. Enclosed wall mounted boiler. Pendant light fittings. Power points.

BEDROOM ONE

18' 8" x 13' 8" (5.70m x 4.18m)

Double glazed uPVC windows and doors to front aspect with river views. Carpeted flooring. Built in wardrobes with fitted cupboard above to alcoves. Radiator. Picture rail. Power points. Pendant light fitting. Door to:

ENSUITE

Vinyl flooring and partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold taps over and shower cubicle with mains powered shower with handheld attachment above. Extractor fan. Heated towel rail. Pendant light fitting.

BALCONY

Accessed from bedroom one with excellent views of the River Taff and the Principality Stadium.

BEDROOM TWO

14' 2" x 10' 7" (4.34m x 3.25m)

Double glazed uPVC windows to front aspect with river views. Carpeted flooring. Built in wardrobe with fitted cupboard above. Radiator. Power points. Pendant light fitting.

BEDROOM THREE

14' 2" x 8' 4" (4.34m x 2.55m)

Double glazed uPVC windows to front aspect with river views. Carpeted flooring. Built in wardrobes with fitted cupboards above. Radiator. Power points. Pendant light fitting.

BEDROOM FOUR

8' 0" x 8' 10" (2.44m x 2.71m)

Double glazed uPVC windows to rear aspect. Carpeted flooring. Radiator. Power points. Pendant light fitting.

BATHROOM

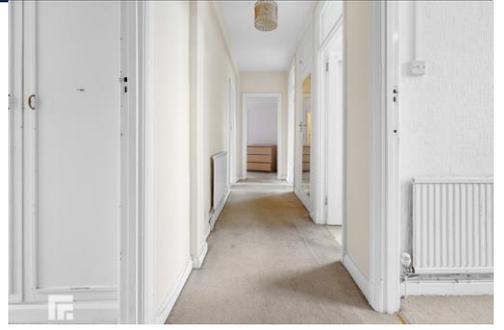
Double glazed uPVC window to rear aspect. Vinyl flooring and partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold taps over and panelled bath with hot and cold tap over and electric powered shower with handheld attachment above. Radiator. Pendant light fitting.

TENURE

MGY are advised that the property is sold with a share of the freehold and the lease is 125 years from December 1987. There is a service charge of approx. £2299.68 per annum and a ground rent of approx. £5 per annum.

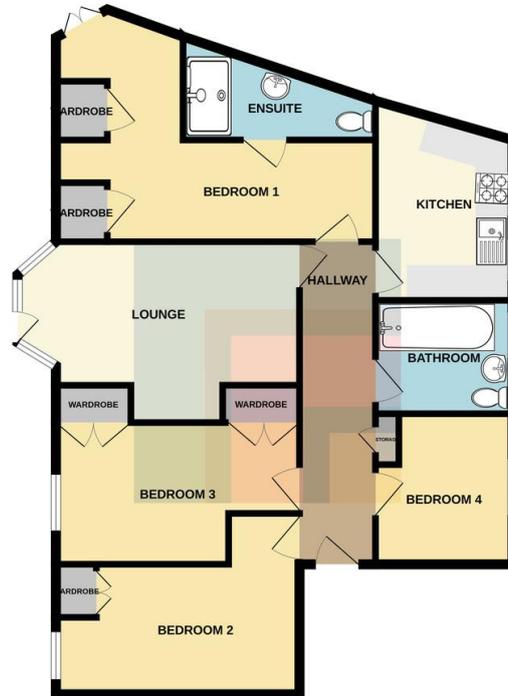


COLDSTREAM TERRACE, , CARDIFF CF11 6LY

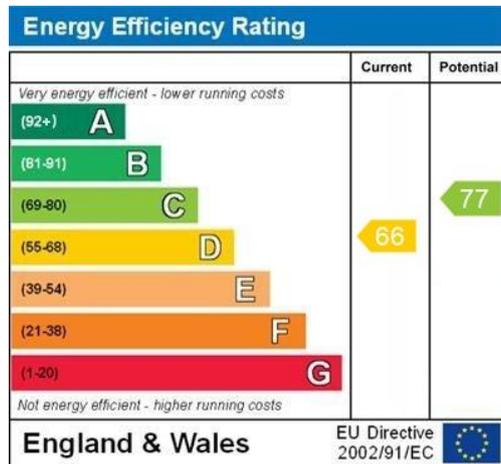


COLDSTREAM TERRACE, , CARDIFF CF11 6LY

TOP 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2015



WWW.EPC4U.COM

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK