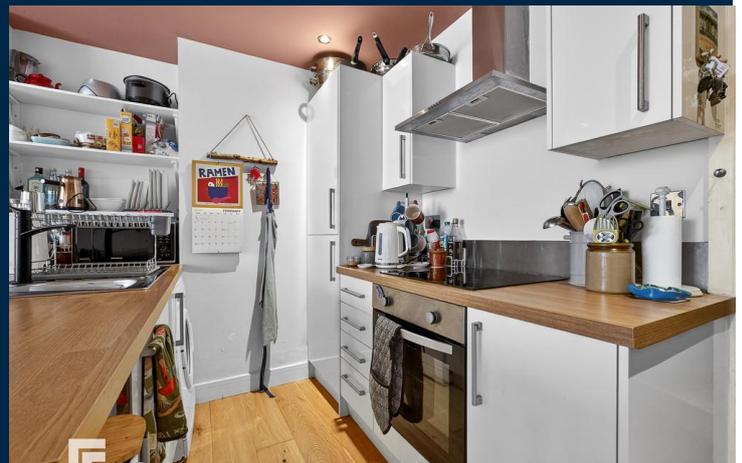




**PENARTH ROAD
GRANGETOWN
CARDIFF CF11 6NG**

£160,000



GROUND FLOOR APARTMENT



BEAUTIFULLY PRESENTED, ONE BEDROOM, GROUND FLOOR APARTMENT
MGY are delighted to bring to market this immaculately presented, one double bedroom, ground floor flat located a short walk from Cardiff City Centre, on Penarth Road, Grangetown. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen, one double bedroom, and shower room. The property further benefits from a private, low maintenance courtyard to rear, double glazing throughout, underfloor heating and is sold with a share of the freehold. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 270 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

Storage enclosed wash hand basin with mixer tap. Shower cubicle and mixer tap and main shower above. WC. Tiled floor and walls.

REAR GARDEN

Low maintenance paved garden.

TENURE

MGY are advised that the property owns a 25% share of the freehold, with a lease of 125 years from 2015. the owners of all 4 apartments pay approx. £200 per annum towards building insurance.

ENTRANCE HALL

Entered Through wooden door. Laminate flooring. Spotlight.

LOUNGE

13' 4" x 10' 0" (4.07m x 3.05m)

Double glazed UPVC window to the front. TV telephone point. Built in speakers compatible with Sonos sound system. Electric underfloor heating. Carpeted Flooring. Spotlights.

KITCHEN/DINER

10' 11" x 9' 1" (3.34m x 2.79m)

Round edged wooden work surfaces incorporating stainless steel sink with mixer tap and four ring hob with extractor over. Built in oven, fridge freezer, washing machine, slim line dishwasher and wine fridge. Breakfast bar incorporated with wooden work surfaces. Laminate flooring. Spotlights.

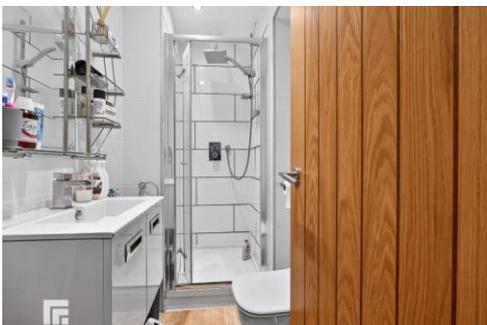
BEDROOM

9' 6" x 11' 10" (2.91m x 3.63m)

Double glazed uPVC door to the rear leading into paved garden. Two storage cupboards, one housing boiler. TV point. Electric underfloor heating. Carpeted flooring.

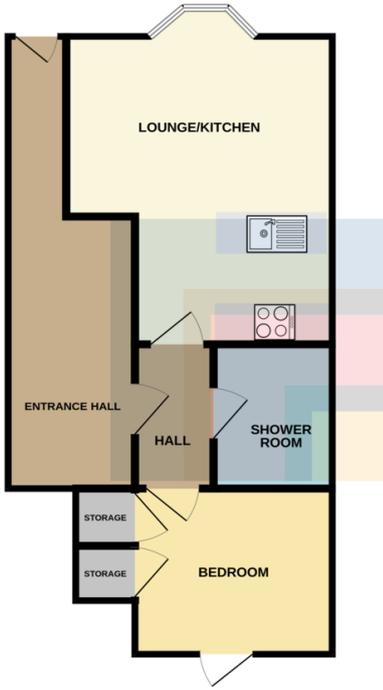


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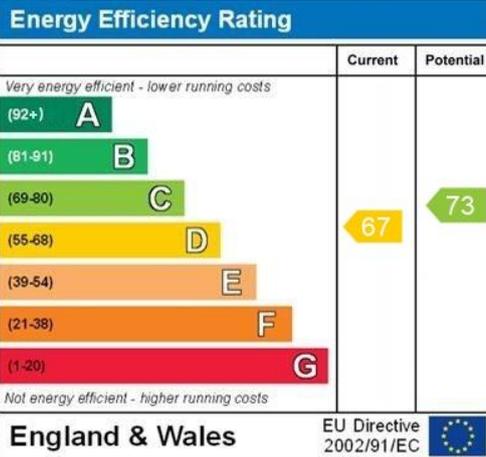


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GROUND FLOOR



Whilst every effort 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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