



Penarth Road | Cardiff | CF11 6NG

****GROUND FLOOR APARTMENT* LARGE GARDEN* NO SERVICE CHARGES**** An opportunity to acquire a spacious one bedroom, ground floor apartment, in a very sought after location close to Cardiff Bay and Cardiff City Centre. The accommodation comprises of entrance hall, living room, kitchen, double bedroom, bathroom and large low maintenance garden to rear. No service charges. 25% share of the freehold. Street parking. Ideal investment or first time purchase. Viewing highly recommended.

Asking Price Of £134,950

- Large Low Maintenance Garden
- One Bedroom, Ground Floor
- Beautifully Presented
- Walking Distance To City Centre
- 25% Share Of The Freehold
- EPC Rating E

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

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Michael Graham Young

ENTRANCE HALL Entered via wooden door. Large, spacious hallway. Carpeted flooring. Storage cupboard, housing hot water tank. Spotlights.

LIVING ROOM/ KITCHEN 22' 2" x 10' 6" (6.76m x 3.21m) Double glazed uPVC sliding patio doors, to rear garden. Additional windows, to side aspect. Ample natural daylight. Laminate flooring. Underfloor electric heating. Sonus sound system, with in-ceiling speakers. 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, new slim line dishwasher and wine fridge. Breakfast bar incorporated, with wooden work surfaces. TV aerial point. Telephone point. Spotlights. Open plan living.

BEDROOM 11' 0" x 7' 3" (3.36m x 2.23m) Double glazed uPVC windows, to side aspect. Two built in wardrobes. TV point. Electric underfloor heating. Carpeted flooring. Spotlights.

BATHROOM 6' 5" x 5' 10" (1.98m x 1.80m) Tiled flooring. Fully tiled walls. Storage enclosed wash hand basin, with mixer tap. Shower cubicle with rainfall shower and additional shower head. WC. Extractor fan. Spotlights.

GARDEN Large low maintenance paved garden, with decking and fence surround. Afternoon sun. Accessed from the living room and rear gate.

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 £200 per annum towards building insurance.

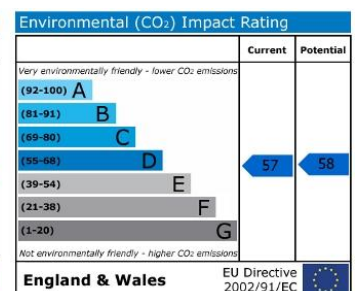
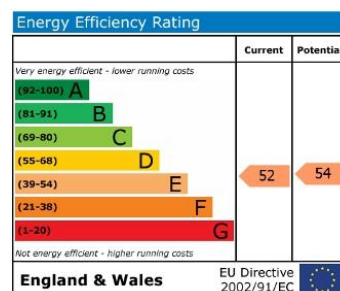
Tenure
Freehold

Council Tax Band
C

Approx. Floor Area
495 sq ft

Viewing Arrangements
Strictly by appointment

Contact Details
13 Mount Stuart Square
Cardiff Bay
Cardiff
South Glamorgan
CF10 5EE



www.mgy.co.uk

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