

## Barry Lane

Cardiff CF10 1FR

- 360 VR TOUR & 3D FLOOR PLAN
- Prestigious David Morgan Apts
- Heart of the City Centre
- High Specification Throughout
- Lounge with Balcony
- EPC - C
- Fully Integrated Kitchen
- Stylish Three Piece Bathroom

Guide price £185,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



'Launch Event' is Weds 7th Oct from 4:30pm - 6pm -Forming part of the prestigious David Morgan Apartments, one of the cities oldest and most recognisable names, is this beautifully presented and amazingly spacious abode offering a generous amount of light & airy accommodation throughout and a high specification finish.

The outside of the building has maintained it's beautiful, aesthetically pleasing Victorian charm and boasts an enviable position in the heart of the city centre & seconds away from the wonderful shops, bars, eateries situated on the Hays and boutique stores on offer in the historic neighbouring arcades.

Accessed via the secure entrance into the immaculately presented communal lobby and whisked up to the apartment via the residential lift, this stylish home offers accommodation comprising the welcoming entrance hallway with built in store cupboards, fitted bathroom suite with 'travertine' tiled walls, 19'ft double bedroom with fitted double wardrobe and the spacious living/dining room open plan to fully integrated 'high gloss' fitted kitchen and door opening to the full width balcony offering views across the south westerly facing city skyline.

### **Communal Entrance**

Communal entrance from the David Morgan arcade. Stairs up and lift access to the third floor.

### **Hallway**

Entered from communal entrance, wood laminate flooring, series of heating controls and video Intercom telephone. Electric underfloor heating throughout. Storage cupboard and a large airing cupboard.

### **Kitchen/Lounge/Diner 16'6 max x 21'5 max (5.03m max x 6.53m max)**

Open plan area, double glazed wood door to a sitting terrace balcony with matching double glazed windows. TV point and multi media point. Combination of tiled flooring in the kitchen and wood laminate flooring in the lounge/diner. Series of spot lights and air filtration system. Kitchen has a selection of wall and base units with Granite work tops over, 1.5 bowl sink and drainer with mixer tap. Full length integrated dishwasher, integrated washer/dryer. Integrated four ring electric hob with stainless steel splash back and cooker hood over. Integrated oven and 'Hotpoint' combination microwave. Integrated fridge freezer. Lightning under wall units.

### **Balcony**

Terrace balcony comprising of wooden decking and glass balustrade offering views across the south westerly city skyline.

### **Bedroom 8'10 max x 19'9 max (2.69m max x 6.02m max)**

Double glazed wood windows, large built-n double wardrobe.



Spotlights, multimedia points and telephone point along with air filtration system.,

### **Bathroom 5'10 max x 9'11 (1.78m max x 3.02m)**

Three piece bathroom suite consisting of; double end bath with central mixer tap, glass splash back screen and plumbed shower over, low level WC, wash hand basin, shaver point. Fully tiled walls and floor, heated towel rail, spot lights and air filter extractor.

### **Tenure**

LEASEHOLD. The annual service charge is 2358.64 and Ground Rent is £75.00 paid every six months.

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