

# St Stephens Mansions

Mount Stuart Square | Cardiff | CF10 5LQ

**One Bedroom Apartment | Asking Price Of £139,995**



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# PROPERTY DESCRIPTION

**\*\*LARGE PAVED TERRACE\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious one bedroom, first floor apartment located within the popular St Stephens Mansions development, in Cardiff Bay. The modern accommodation briefly comprises of entrance hall, living/ dining room with access to large paved terrace, separate kitchen, bedroom and bathroom. The development benefits from secure gated parking, with an allocated parking space. Ideal first time purchase or investment. No chain. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band D**
- **Floor Area (approx.)** 570 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted video entry intercom system. Large storage cupboard, housing hot water tank. Wall mounted electric panel heater.

## LIVING ROOM

13' 8" x 13' 4" (4.17m x 4.07m)  
Double glazed patio doors, to large paved terrace. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

## SEPARATE KITCHEN

11' 3" x 9' 4" (3.45m x 2.86m)  
Large separate kitchen. Tiled flooring. Part tiled walls. Fitted units, with work surfaces incorporating stainless steel sink. Ample storage. Under unit lighting. Built in four ring hob, oven and extractor fan over. Integrated microwave, fridge freezer and washer/dryer. Plinth heater.

## BEDROOM

13' 4" x 10' 3" (4.08m x 3.14m)  
Double glazed windows, to front aspect. Large double bedroom. Carpeted flooring. Built in wardrobe. TV Aerial point. Wall mounted electric panel heater.

## BATHROOM

7' 4" x 6' 4" (2.24m x 1.94m) Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Mirror with lighting. Heated towel rail. Extractor fan. Heater. Shaver point. Spotlights.

## TERRACE

23' 3" x 5' 8" (7.11m x 1.75m)  
Exceptionally large paved terrace. Accessed from the living room.

## PARKING

Secure gated access, to an allocated parking space.

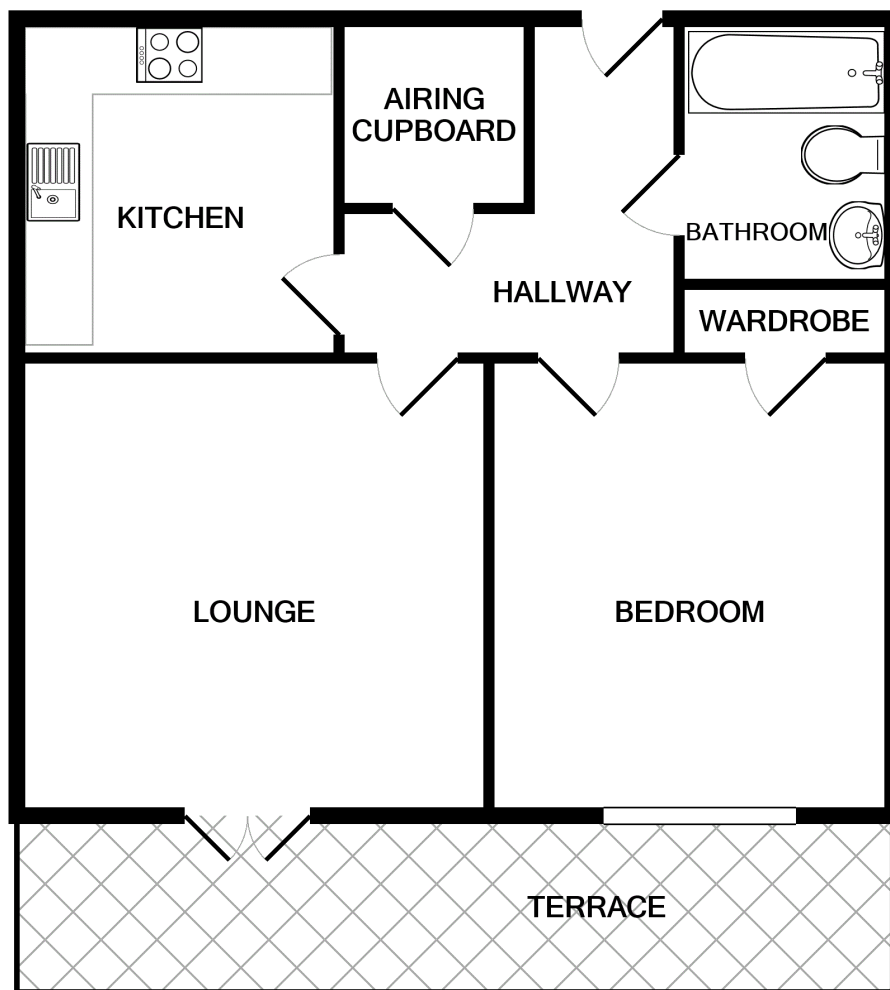
## TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2002. Service charges £1,380 per annum, which includes water rates and building insurance. Ground rent £150 per annum.

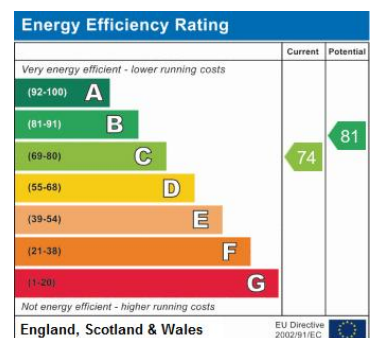




# FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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**Cardiff Bay 029 2046 5466**

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

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