

# The Sandwharf

Jim Driscoll Way | Cardiff | CF11 7JA

**Two Bedroom Top Floor Apartment | Asking Price Of £159,950**



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# PROPERTY DESCRIPTION

**\*\*TOP FLOOR WITH WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a top floor, two bedroom dual aspect apartment benefitting from impressive water views and parkland views. The accommodation comprises of entrance hall, lounge/dining area/kitchen, with access to a decked balcony, two bedrooms, en-suite and a bathroom. Allocated parking space. No chain. Viewing recommended.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 689 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted security entry intercom system. Carpeted flooring. Airing cupboard, housing hot water tank and with shelving. Wall mounted storage heater.

## LIVING ROOM/KITCHEN

22' 0" x 13' 6" (6.73m x 4.13m)  
Double glazed uPVC windows to front with impressive water views. The rear aspect has parkland views accessed via uPVC door onto decked balcony. High slanted ceiling. Carpeted flooring. TV aerial point. Three storage heaters. Vinyl flooring to kitchen area. Base and wall units, with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in oven, four ring electric hob and extractor over. Plumbing for washing machine. Space for fridge/ freezer. Open plan living.

## MASTER BEDROOM

9' 7" x 10' 4" (2.93m x 3.17m)  
Double glazed uPVC window to rear. Carpeted flooring, Wall mounted storage heater. Telephone point. Door to:-

## EN-SUITE

Tiled shower cubicle, with mains shower. W.C. Vanity enclosed wash hand basin, with mixer tap. Shaver point. Extractor fan. Wall mounted storage heater.

## BEDROOM TWO

13' 8" x 7' 8" (4.19m x 2.35m)  
Double glazed uPVC window to rear. Carpeted flooring. Wall mounted storage heater.

## BATHROOM

Part tiled walls. Carpeted flooring. Panelled bath, with mixer tap. Vanity enclosed wash hand basin, with mixer tap. W.C. Wall mounted mirror. Shaver point. Extractor fan. Wall mounted storage heater.

## BALCONY

Decked balcony, with parkland views. Accessed from the living area.

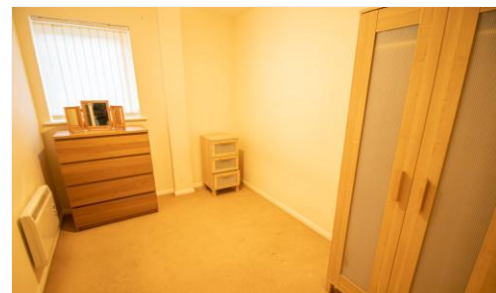
## PARKING

Allocated parking space. Visitor parking.

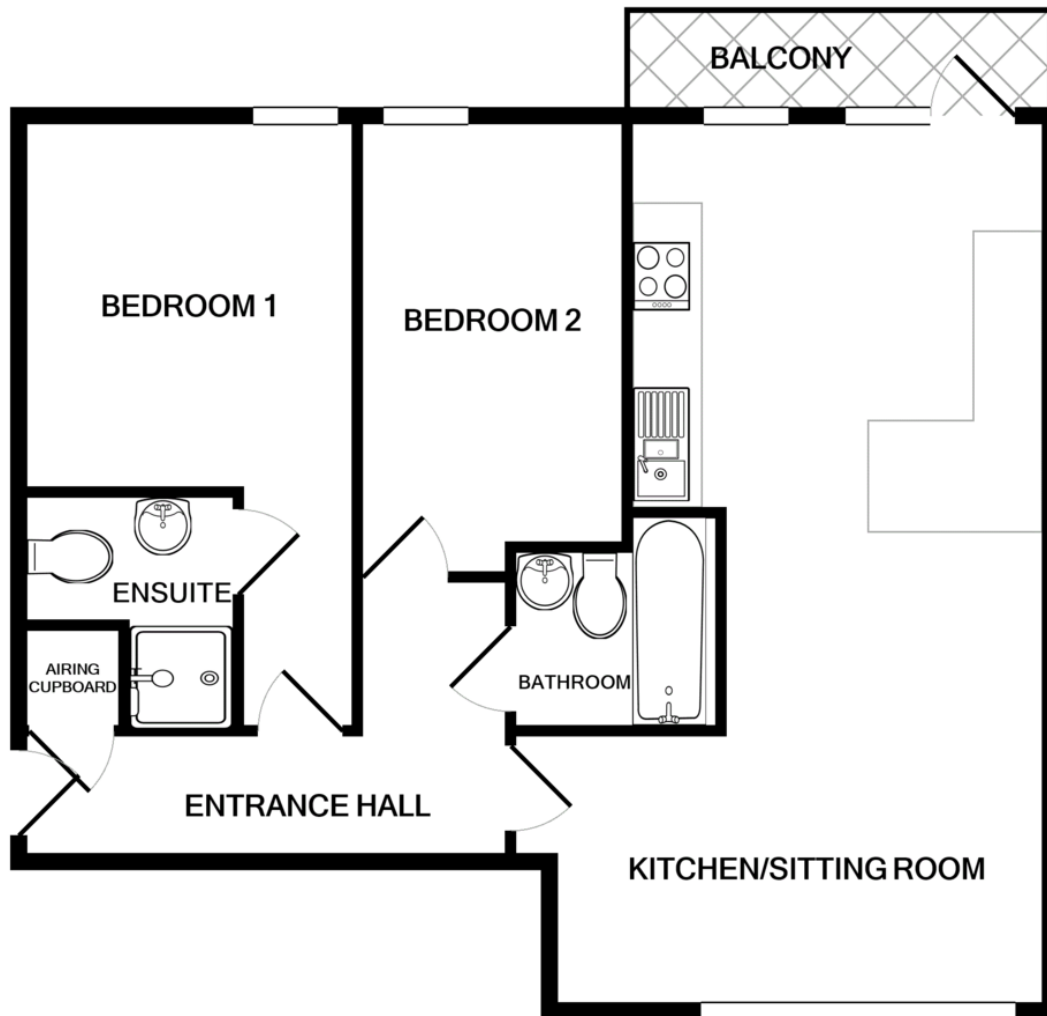
## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2004.





# FLOORPLANS



TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

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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