

# Seager Drive

Windsor Quay | Cardiff | CF11 7QA

**Two Bedroom Apartment | Asking Price Of £129,995**



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## PROPERTY DESCRIPTION

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\*** MGY are pleased to present for sale a spacious two bedroom, ground floor apartment in the popular Windsor Quay development. Close proximity to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport is easily accessible, linking to Cardiff City Centre and surrounding areas. The accommodation comprises of entrance hall, living room, kitchen, two bedrooms and bathroom. The property further benefits from double glazing throughout and an allocated parking space. Ideal first time purchase or investment. **\*\*VIEWING RECOMMENDED FOR A QUALITY APARTMENT PRICED FOR A QUICK SALE\*\***

- **Tenure** Leasehold
- **Council Tax Band C**
- **Viewing Arrangements**  
Strictly by Appointment

### ENTRANCE HALL

Entered via wooden door into hallway. Slimline electric heater. Power point. Concealed large storage space.

### OPEN PLAN LIVING/KITCHEN

21' 1" x 11' 0" (6.432m x 3.365m)

A lovely open plan space with double glazed window to rear aspect. Lounge area has fitted carpet, slimline electric heater, TV point and power points. Coving to ceiling and two ceiling light points. Kitchen area is fitted with modern wall, base and drawer units with complimentary work surfaces incorporating stainless steel sink with mixer tap over. Built in ceramic hob, electric oven and extractor hood above with lighting. Space for free standing fridge freezer and plumbed for automatic washing machine. Tiled flooring.

### MASTER BEDROOM

13' 6" x 7' 11" (4.137m x 2.416m)

Double glazed window to rear aspect. Coving to ceiling. Electric heater. Built in storage cupboard. Power points.

### BEDROOM TWO

9' 9" x 6' 5" (2.973m x 1.970m)

Double glazed window to front aspect. Electric heater. Coved ceiling. Power points.

### BATHROOM

Obscure double glazed window. White suite comprising panelled bath with electric shower over and glass screen, wash hand basin and WC. Tiled walls and tiled floor. Shaver point. Extractor fan.

### PARKING

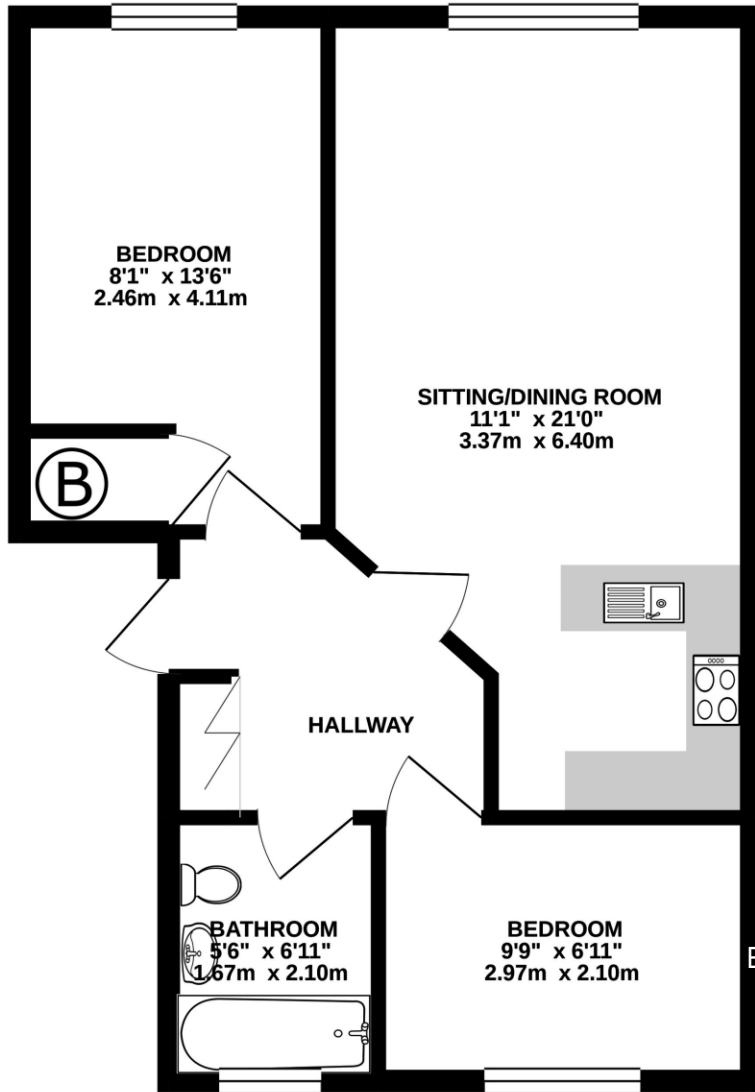
One allocated parking space. Visitor parking.

### TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1990. Low service charges of £1,059 per annum, which includes building insurance. Ground rent £55 per annum.



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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