

# Sovereign Quay

| Cardiff | CF10 5SF

**Third Floor Apartment | Asking Price Of £165,000**



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# PROPERTY DESCRIPTION

**\*\*LARGE TERRACE WITH FANTASTIC VIEWS OF CARDIFF BAY\*\*** A One bedroom, third floor apartment located in the popular Sovereign Quay development. The apartment benefits from a fantastic location within close proximity to Mermaid Quay. The accommodation briefly comprises of an entrance hallway, open plan dining/living area, kitchen, bathroom, double bedroom and a very large paved terrace. Undercroft dedicated parking space included with locked storage area. No Chain. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band** F
- **Floor Area (approx.)** 459 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door with security spy hole. Carpeted flooring. Video entry intercom system. Storage cupboard housing hot water tank. Thermostat. Spotlights.

## LIVING ROOM/DINING ROOM

15' 6" x 12' 2" (4.73m x 3.73m)  
Double glazed uPVC floor to ceiling windows and sliding patio door leading onto large paved terrace. Fantastic views of Cardiff Bay. Carpeted flooring. TV and telephone point. Thermostat. Spotlights. Open plan to:-

## KITCHEN

8' 7" x 8' 4" (2.62m x 2.55m) Round edged work surfaces incorporating stainless steel sink and electric four ring hob with extractor over. Integrated washing machine and slimline dishwasher. Space for fridge freezer. Vinyl flooring. Spotlights

## BEDROOM

12' 1" x 8' 9" (3.70m x 2.69m)  
Double glazed uPVC floor to ceiling windows, to front aspect. Carpeted flooring. Fitted wardrobes throughout. TV and telephone point. Thermostat. Spotlights.

## TERRACE

Exceptionally large paved terrace, accessed from the living room. Fantastic views of Cardiff Bay.

## PARKING

Allocated undercroft parking space.

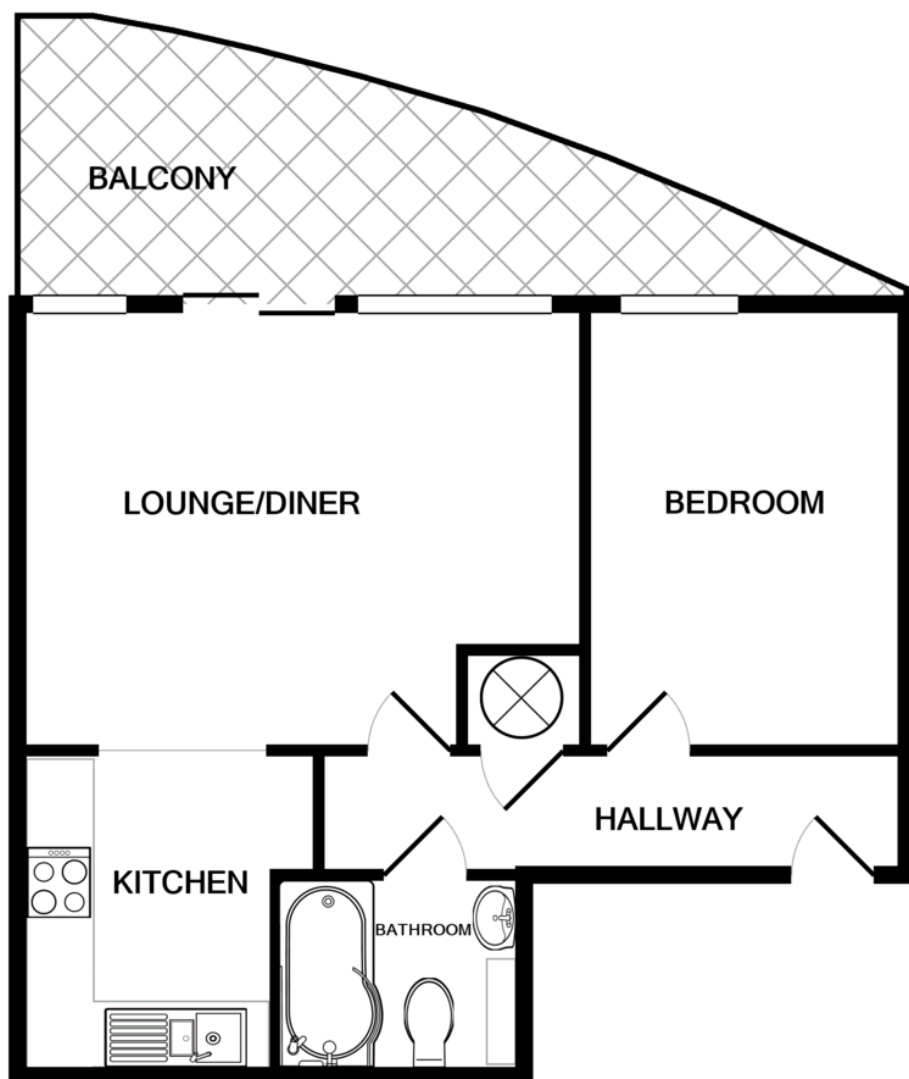
## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2001.





# FLOORPLANS



TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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