

Conybeare Road,

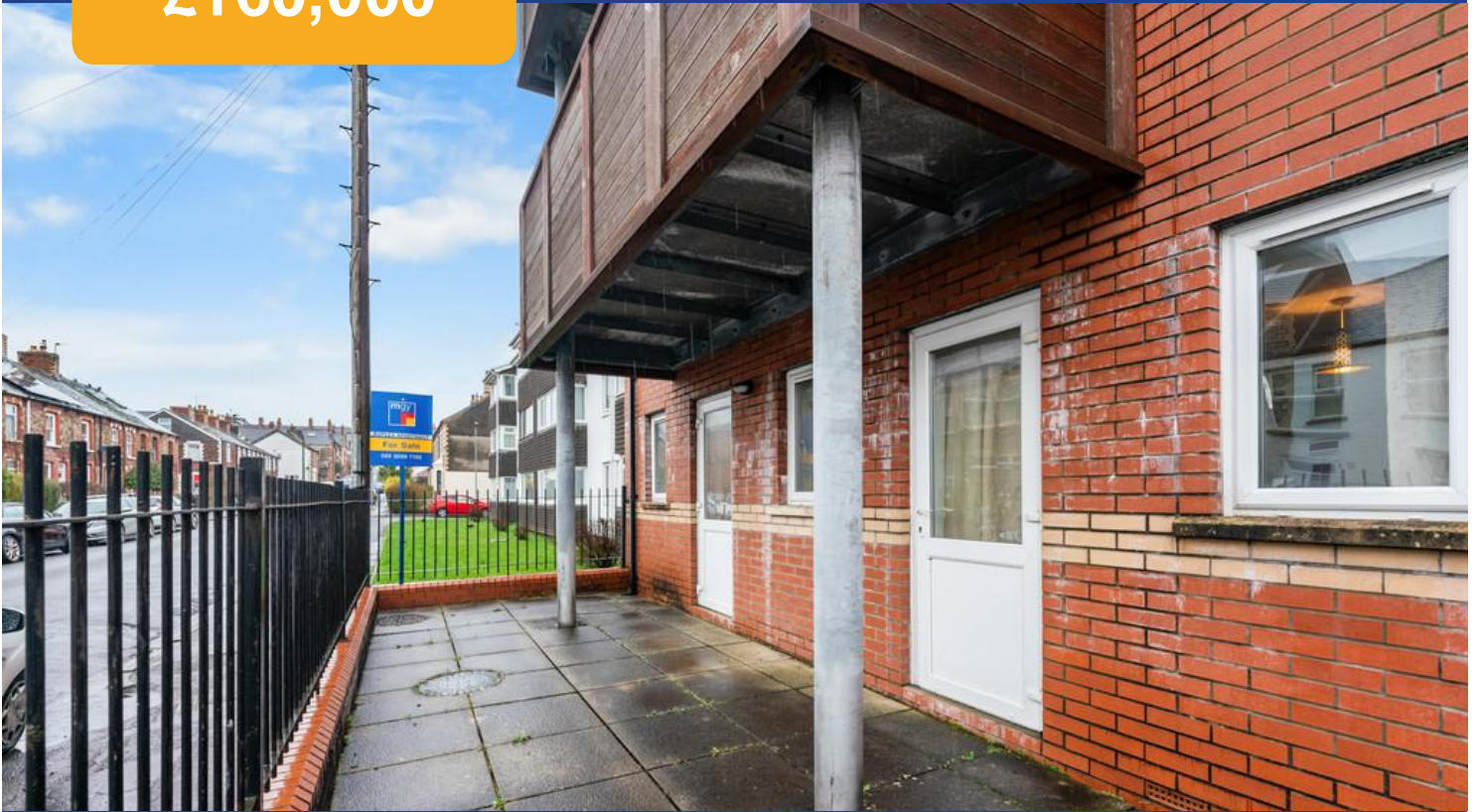
Canton,
Cardiff,
CF5 1GD

Asking Price Of

£160,000



Estate Agents and
Chartered Surveyors



Ground Floor Apartment



Property Description

MODERN, GROUND FLOOR APARTMENT IN THE HEART OF CANTON MGY are delighted to bring to market this well presented one double bedroom, ground floor apartment situated in the highly sought after area of Canton. The property briefly comprises entrance hallway, one double bedroom, open plan lounge/kitchen, and bathroom. The property further benefits from double glazing throughout, gas central heating, and a private patio. *NO CHAIN*
VIEWING HIGHLY RECOMMENDED

Tenure Share of Freehold

Council Tax Band D

Floor Area Approx 344 sq.ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden front door leading from communal hallway. Carpet to floor. Pendant light fitting. Radiator. Wall mounted door entry system. Doors to all rooms and to storage cupboard which houses Electric Combi boiler and washing machine.

OPEN PLAN LIVING / KITCHEN AREA

14' 0" x 10' 11" (4.29m x 3.33m)

LOUNGE

Carpet to floor. uPVC double glazed window to front aspect. uPVC doors to patio. Spotlights. Radiator. PowerPoints. TV Point.

KITCHEN

uPVC double glazed window to front aspect. Modern fitted kitchen with a range of wall and base units with round edged worktops over which incorporates undermounted stainless steel sink and drainer with mixer tap over. Integrated electric oven with electric hob and extractor above. Integrated dishwasher. Space for fridge freezer. Tiled splashbacks. Tiled flooring. PowerPoints. Spotlights.

BEDROOM

10' 11" x 8' 10" (3.35m x 2.70m)
Carpet to floor. Pendant light fitting. Radiator. Double glazed window to front with additional double-glazed door leading to private patio. Power points.

BATHROOM

8' 8" x 5' 0" (2.66m x 1.54m)
Tiled flooring and partially tiled walls. Spotlights. White three piece suite comprising; pedestal wash hand basin with hot and cold tap over, WC, and panelled bath with hot and cold tap over and additional handheld shower attachment. Extractor fan. Chrome heated towel rail. Shaver point.

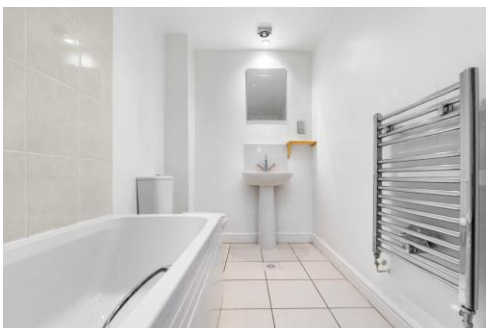
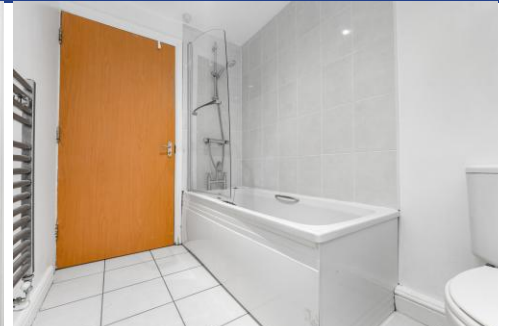
OUTSIDE

Private patio to front.

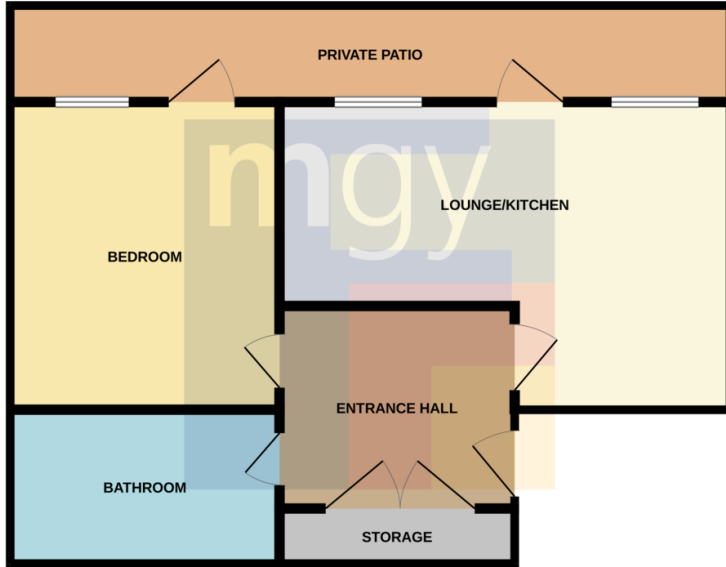
TENURE

MGY are advised that the property is sold with a share of the freehold. Service Charges of £1,263 per annum.

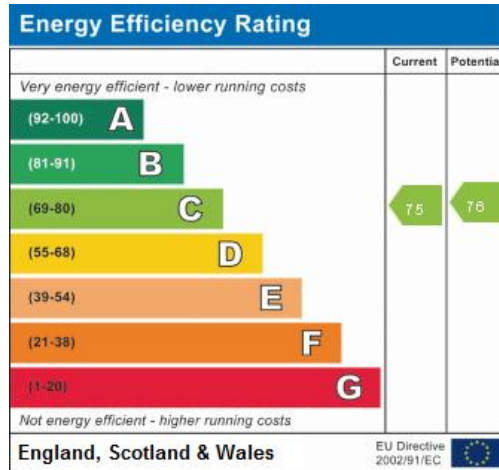
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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