

# Conybeare Road,

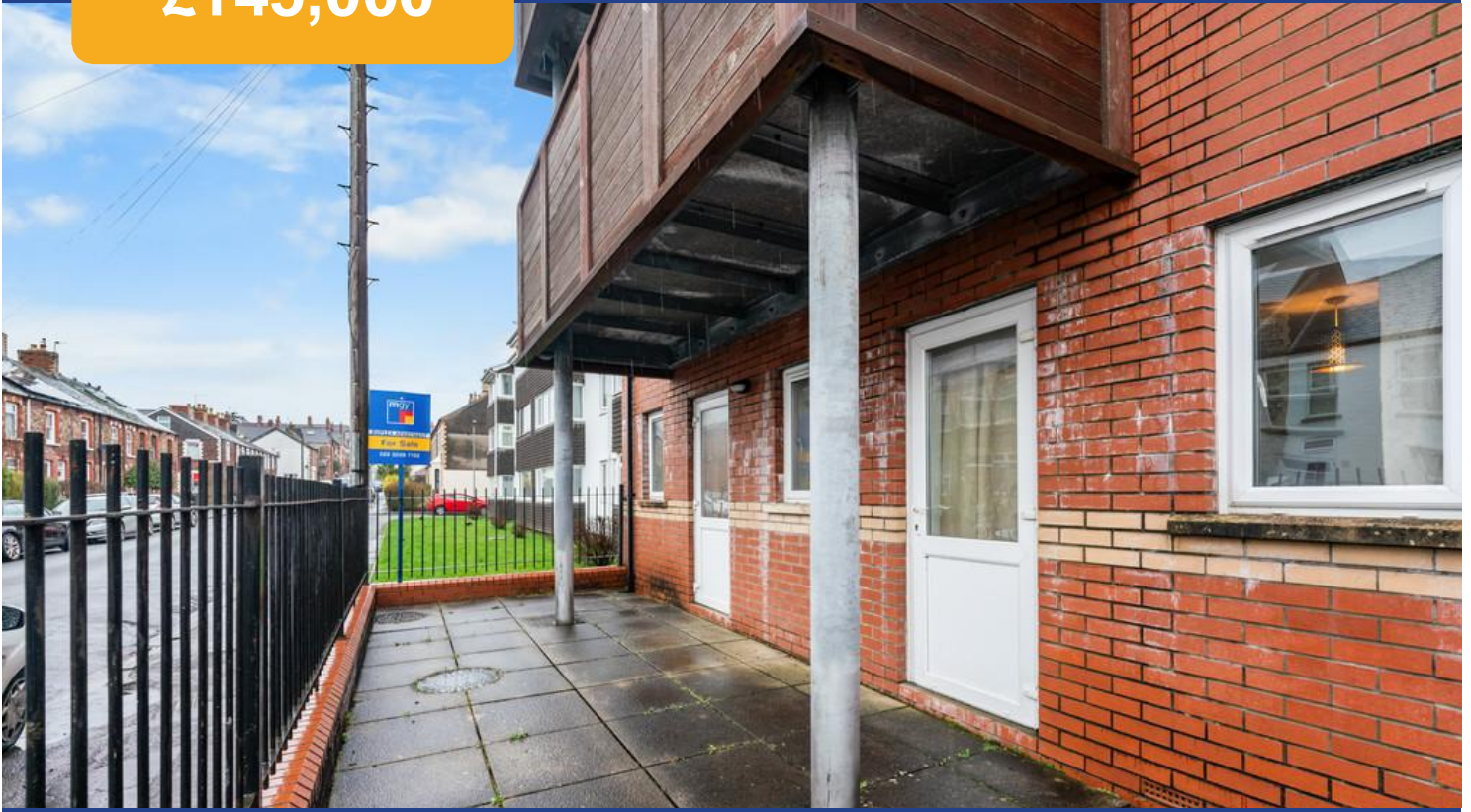
Canton,  
Cardiff,  
CF5 1GD

Asking Price Of

**£145,000**



Estate Agents and  
Chartered Surveyors



## Ground Floor Apartment

1

1

1

1

# 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 Leasehold

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.

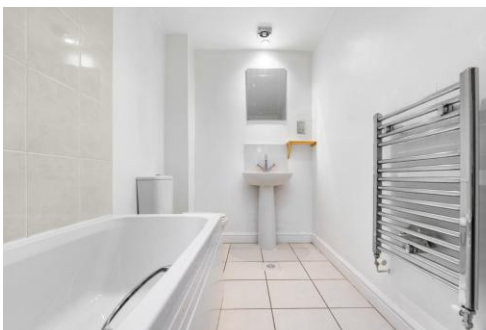
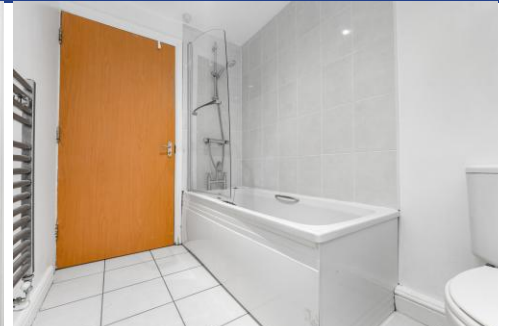
## OUTSIDE

Private patio to front.

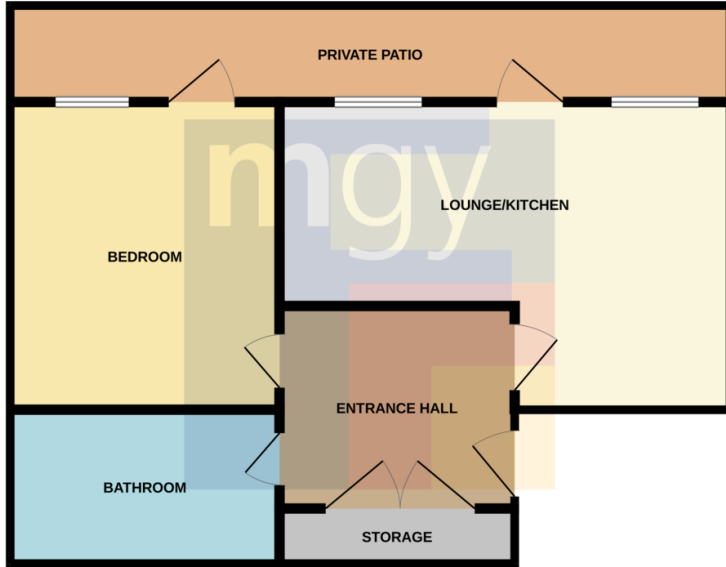
## TENURE

MGY are advised that the property is LEASEHOLD. There is a 999-year lease with Service Charges of £1,263 per annum and a peppercorn rent. The flat owners will become members of the management company which will eventually have the freehold transferred to it.

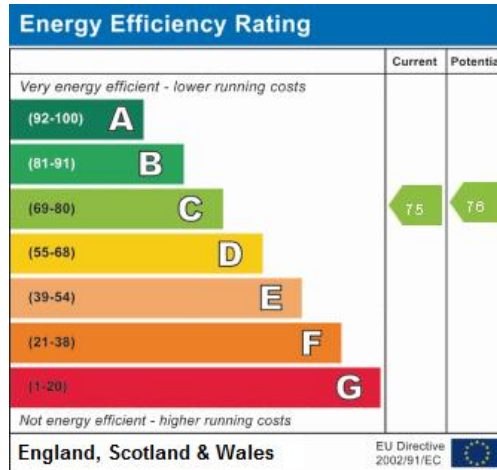
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**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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