

Conybeare Road,  
Canton,  
Cardiff, CF5 1GD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£205,000**



Duplex Apartment



# Property Description

**\*\*DUPLEX APARTMENT\*\*** **\*\*NO CHAIN\*\*** MGY are pleased to offer for sale a newly refurbished duplex apartment. A well presented two bedroom top floor apartment in an impressive development, situated in the heart of Victoria Park with a variety of shops, cafe's and restaurants close by and with easy access to the City Centre. The accommodation comprises entrance hall, open plan lounge and kitchen, two bedrooms, one with en-suite and a bathroom. The property further benefits from an allocated parking space, gas central heating, and a large balcony. Viewing highly recommended.

Tenure Share of Freehold

Council Tax Band E

Floor Area Approx 614 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated close to local amenities at Leckwith, Canton and City Centre with public transport also available close by. The property is also situated close to good road links giving access to the M4 motorway. There are a number of both primary and secondary schools close at hand together with recreational facilities. Cardiff City Stadium is also closeby.

## ENTRANCE HALL

Entered via wooden door with security spy hole leading from communal hallway. Carpet to floor. Double door storage cupboard housing washing machine and wall mounted combi boiler. Doors to all rooms.

## OPEN PLAN LIVING / KITCHEN AREA

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

## LIVING ROOM

uPVC double glazed window to front aspect. uPVC double doors to balcony. Spotlights. Radiator. PowerPoints. TV Point. Thermostat.

## KITCHEN AREA

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 undemounted 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 TWO

8' 9" x 10' 11" (2.67m x 3.34m)  
uPVC double glazed window to front aspect. uPVC door leading to balcony. Carpet to floor. Pendant light. PowerPoints. Radiator. TV Point. Door to en-suite:

## ENSUITE

3' 10" x 5' 8" (1.18m x 1.73max)  
White suite comprising pedestal sink with mixer tap over and tiled splashbacks. Walk in mains shower with glass door and tiled splashbacks. Heated towel rail. Fitted vanity cupboard. Extractor. Tiled floor. Spotlights.

## FIRST FLOOR LANDING

Carpet to floor. Pendant light. PowerPoints.

## BEDROOM ONE

10' 11" x 14' 8" (3.34m x 4.49m)  
Large uPVC double glazed window to front aspect. Carpet to floor. Two velux windows. Undereave storage to both side walls. Pendant light. Radiator. PowerPoints. TV point.

## BATHROOM

5' 3" x 5' 3" (1.61m x 1.62m)  
White suite comprising pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over and tiled splashbacks. WC. Tiled floor. Heated towel rail. Shaver point. Velux window. Sliding pocket door. Extractor. Spotlights.

## BALCONY

Large private balcony, with wood panelled surround. External lighting. Accessed from bedroom two and living / kitchen area.

## TENURE

MGY are advised that the property is LEASEHOLD. Service Charges of £1,684.00 per annum.

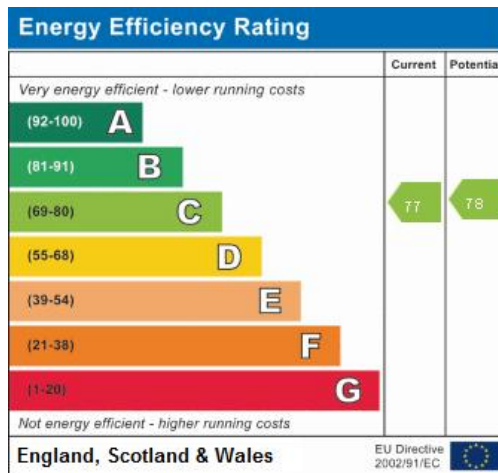
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