

High Street,
City Centre, Cardiff, CF10 1AW



Estate Agents and
Chartered Surveyors

Asking Price Of

£225,000



Duplex Two Bedroom Apartment



Property Description

****NO CHAIN* *TWO DOUBLE BEDROOM DUPLEX APARTMENT SITUATED IN THE HEART OF THE CITY CENTRE**** MGY are delighted to bring to market this rarely available, two double bedroom duplex apartment located in Cardiff City Centre. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, bedroom and bathroom. To the first floor is an additional bedroom. The property further benefits from being within easy reach of Cardiff Central railway station as well as all other transport links. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band D

Floor Area Approx 1,055 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door from communal hallway. Spacious hallway with laminate wood effect flooring. Wall mounted intercom. Skylight and spotlights to ceiling. Electric heater. Doors to all rooms.

LOUNGE/DINER

20' 3" x 14' 2" (6.18m x 4.32m)
Two large traditional single glazed windows with secondary glazing to front. Extremely spacious. Laminate wood effect flooring. Telephone point. TV aerial point. Spotlights and additional wall lighting. Alcoves. Electric heater. Stairs to first floor.

KITCHEN

12' 2" x 8' 1" (3.72m x 2.48m)
A range of wall and base units with coordinating work surfaces across three walls. Integrated four ring Neff electric hob, microwave and oven with built in extractor fan over. Integrated washing machine, fridge/freezer and dishwasher. Stainless steel sink and drainer with mixer tap over. Tiled walls and flooring. Extractor. Spotlights and skylight to ceiling. Storage cupboard housing hot water tank.

BEDROOM ONE

16' 0" x 9' 4" (4.88m x 2.86m)
Large double bedroom with carpeted flooring. Single glazed window to front aspect with secondary glazing. Electric heater. Spotlights.

SHOWER ROOM

7' 11" x 5' 9" (2.43m x 1.77m)
Spacious bathroom. Tiled flooring. Fully panelled walls. Pedestal wash hand basin with hot and cold tap over and wall mounted vanity cabinet above. Walk in shower with main shower head and additional rainfall shower over with glass screen. W.C. Heated towel rail. Extractor fan. Spotlights

FIRST FLOOR

FIRST FLOOR LANDING

Single glazed window to front aspect with secondary glazing. Carpeted flooring. Spotlights.

BEDROOM TWO

12' 9" x 9' 8" (3.89m x 2.97m)
Double bedroom with carpeted flooring. Velux window. Wall lighting.

TENURE

MGY are advised that the property is LEASEHOLD with a lease of 125 years from 24th June 2004.

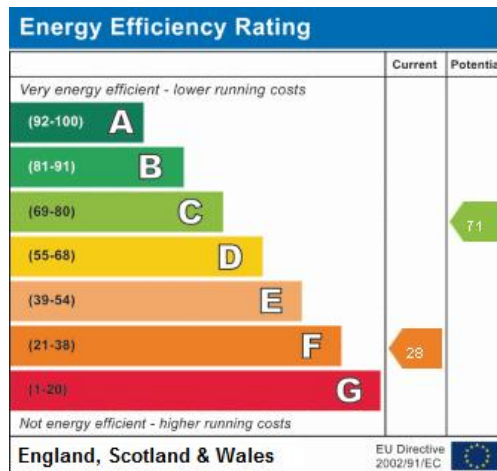
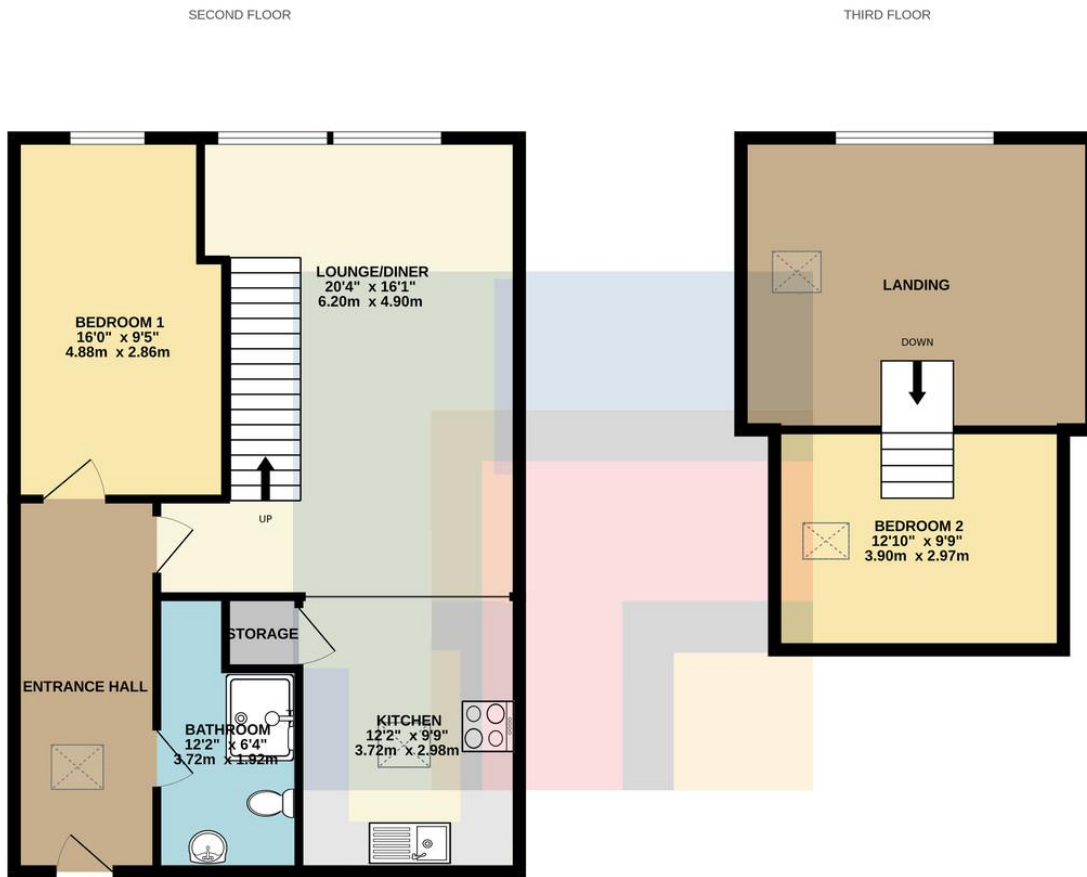
Ground Rent - approx. £200 per annum

Service Charges - approx. £795.00 per annum

High Street,
City Centre, Cardiff, CF10 1AW



High Street, City Centre, Cardiff, CF10 1AW



Pontcanna 02920 397152

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.