



MILLENNIUM VIEW  
FITZHAMON EMBANKMENT  
CARDIFF CF11 6AR

ASKING PRICE OF  
**£185,000**



GROUND FLOOR APARTMENT



**1**



**2**



**2**



**2**

**\*\*IDEAL FOR FIRST TIME BUYERS AND INVESTORS - NO CHAIN\*\*** MGY are pleased to present for sale this one bedroom, ground floor apartment located within walking distance to the city centre, and a stones throw away from the Principality Stadium and Cardiff Central train station. The accommodation briefly comprises hallway, sitting room, dining room, kitchen, bedroom with ensuite and bathroom. The property further benefits from a private balcony, double glazing throughout, security intercom system, gas central heating, and an allocated parking space. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 705 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **HALLWAY**

Entered via wooden door with security spy hole. Wall mounted security intercom system. Storage cupboard with shelving. Pendant lighting. LVT flooring. Radiator. Doors to all rooms.

#### **SITTING ROOM**

14' 9" x 12' 0" (4.50m x 3.67m)  
Double glazed doors to private balcony, additional window to side aspect. LVT flooring. Pendant lighting. Radiator. TV point. PowerPoints.

#### **DINING ROOM**

17' 8" x 8' 9" (5.39m x 2.67m)  
Continuation of LVT flooring. Space for dining. Pendant lighting. Radiator. PowerPoints.

#### **KITCHEN**

9' 10" x 7' 2" (3.01m x 2.20m)  
Range of wall, base and drawer units with worktops over across three walls, incorporating 1.5 sink and drainer with mixer tap over and four ring gas hob with integrated oven beneath and extractor hood over. Tiled flooring and part tiled walls. Space for appliances such as fridge/freezer and washing machine. Wall mounted combi boiler. Double glazed uPVC window to front aspect. Pendant lighting. PowerPoints.

#### **BEDROOM**

18' 2" x 11' 0" (5.55m x 3.36m)  
Double bedroom. Carpeted flooring. Double glazed uPVC window to side and front aspects with fitted blinds. Radiator. Pendant lighting. PowerPoints. Door to en-suite:

#### **EN-SUITE**

Modern en-suite with shower cubicle and mains shower over. Pedestal wash hand basin with mixer tap over. WC. Part tiled walls. Vinyl flooring. Radiator. Spotlights.

#### **BATHROOM**

Three piece bathroom suite comprising panelled bath with mixer tap over and separate shower fixture, pedestal wash hand basin with wall mounted mirror over, and WC. Part tiled walls. Extractor fan. LVT flooring. Radiator. Spotlights.

#### **BALCONY**

Large decked private balcony with views of the Principality Stadium, accessed from the sitting room.

#### **PARKING**

Allocated undercroft parking space.

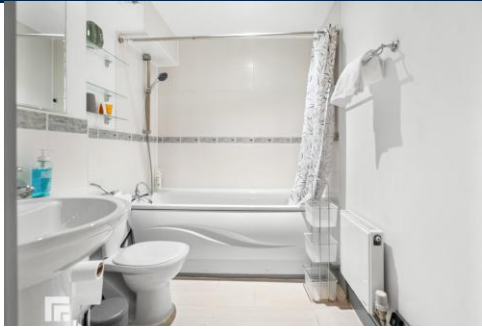
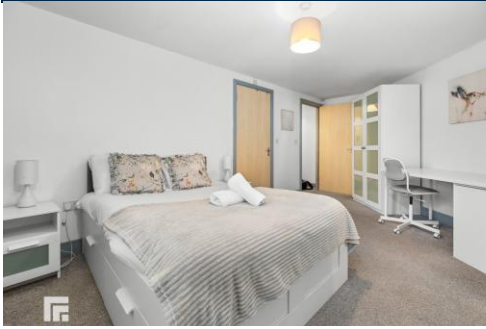
#### **TENURE**

MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Service charges of approximately £2,500 per annum, which includes water rates, building insurance, fob access, maintenance of internal and external communal areas and allocated parking space. Ground rent £100.00 per annum.



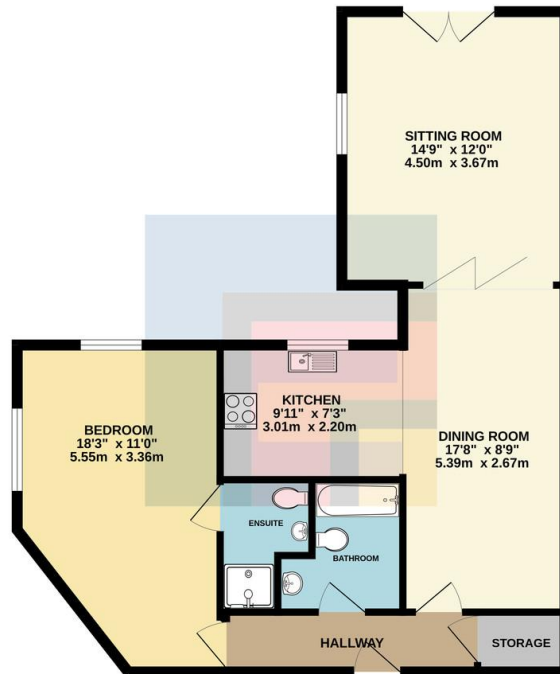


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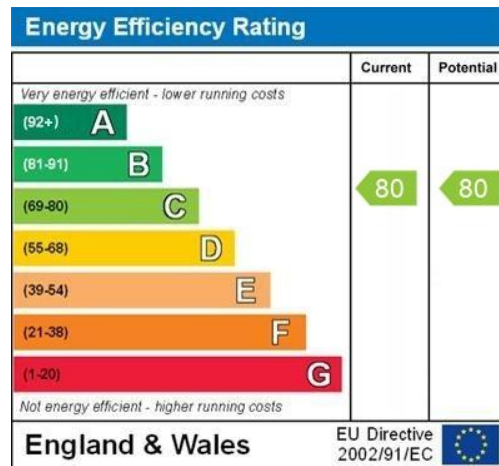


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GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.  
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 misstatement. 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.  
Made with Metaphor 6/2025



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