



VICTORIA COURT
CONYBEARE ROAD
CARDIFF CF5 1GD

ASKING PRICE OF
£175,000



TOP FLOOR APARTMENT



2



1



1



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****TWO BEDROOM APARTMENT* *NO CHAIN**** MGY are pleased to offer for sale this two bedroom, top floor 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/diner and separate kitchen, two bedrooms and bathroom. The property further benefits from gas central heating and double glazing throughout. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door with security spy hole leading from communal hallway. Loft hatch. Carpet to floor. Pendant light to ceiling. Doors to kitchen and lounge/diner.

LOUNGE/DINER

15' 8" x 17' 0" (4.78m x 5.20m)

Two uPVC double glazed windows to front aspect with fitted roller blinds. Pendant light to ceiling. Carpet to floor. TV Point. Space for dining. Radiator. PowerPoints.

KITCHEN

9' 3" x 7' 6" (2.84m x 2.29m)

uPVC double glazed window to front aspect with fitted roller blind. Fitted kitchen with a range of wall and base units across three walls with round edged worktops over which incorporates undemounted stainless steel sink and drainer with mixer tap over. Integrated electric oven with four ring gas hob, extractor above and splashback. Space for fridge freezer and plumbing for washing machine. Vinyl flooring. PowerPoints. Spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 678 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

11' 0" x 9' 11" (3.36m x 3.03m)

Large uPVC double glazed window to side aspect. Carpet to floor. Fitted sliding door wardrobes across one wall. Pendant light to ceiling. Radiator. PowerPoints.

BEDROOM TWO

8' 5" x 8' 6" (2.59m x 2.60m)

uPVC double glazed window to front aspect with fitted roller blind. Carpet to floor. Pendant light to ceiling. Radiator. PowerPoints.

BATHROOM

4' 9" x 8' 5" (1.45m x 2.58m)

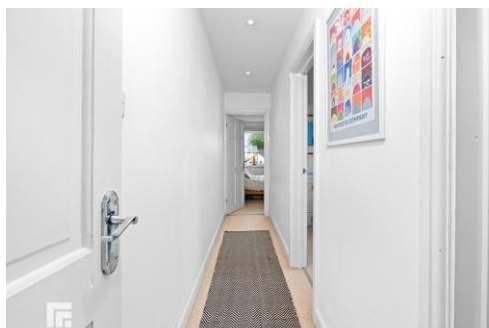
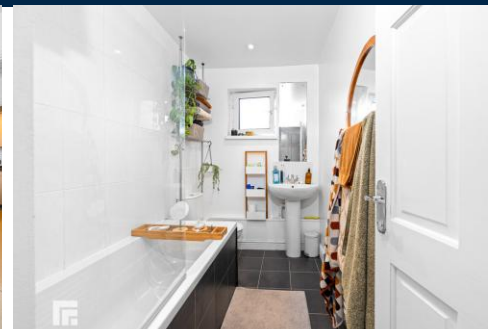
White suite comprising pedestal wash hand basin with mixer tap over, panelled bath with mains shower and mixer tap over with glass shower screen. WC. Vinyl floor. Heated towel rail. Extractor. Spotlights.

TENURE

MGY are advised that the property is leasehold with a term of 937 year remaining. Service charges of £720 per annum, which includes building insurance, maintenance of internal and external communal areas, regular cleaning and refuse disposal.

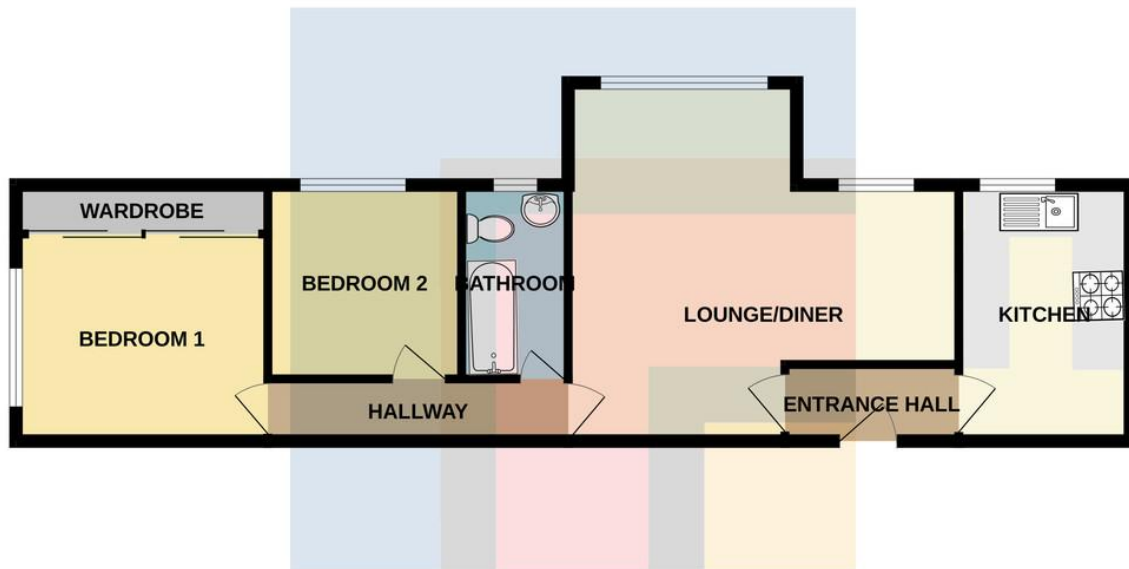


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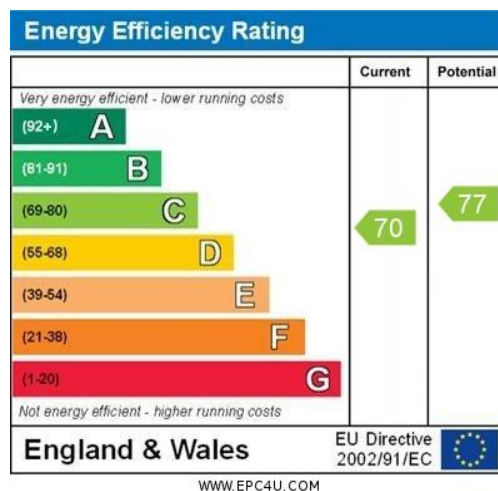


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TOP FLOOR



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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