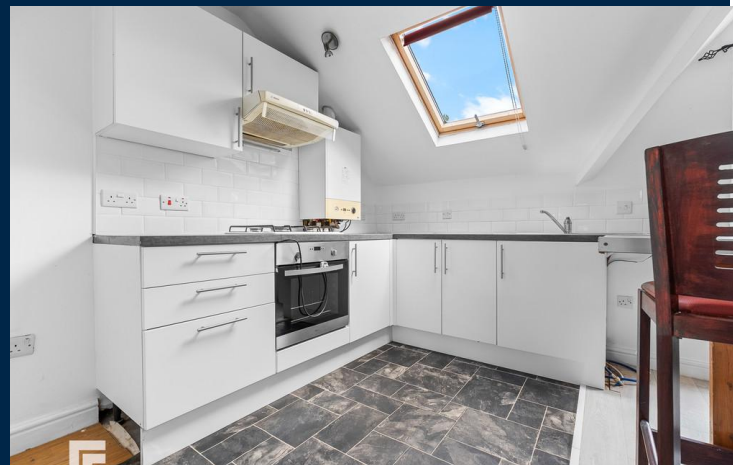
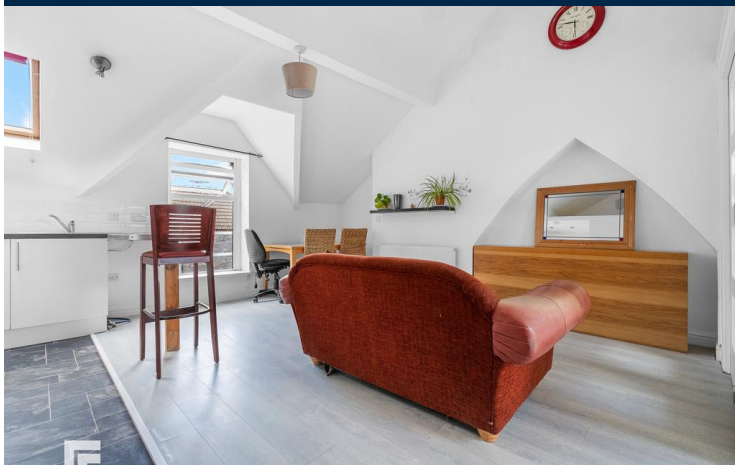




**CLARE STREET**  
**RIVERSIDE**  
**CARDIFF CF11 6BD**

ASKING PRICE OF  
**£129,950**



### TOP FLOOR APARTMENT



**1**



**1**



**1**



**1**

**\*CHAIN FREE, TOP FLOOR APARTMENT\***  
MGY are delighted to bring to market this well presented, one bedroom, top floor apartment situated on Clare Street, Riverside. The accommodation briefly comprises entrance into lounge/kitchen, bedroom and shower room. The property further benefits from being chain free, is located close to the city centre and is sold with a share of the freehold.

**\*Viewing highly recommended\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 366 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE**

Entered via front door leading from communal hallway. Leading into lounge/kitchen.

#### **LOUNGE/KITCHEN**

Laminate flooring to lounge, vinyl flooring to kitchen. Spotlights and pendant lighting. Modern fitted kitchen with a range of wall and base units with worktops over incorporating stainless steel sink and drainer with mixer tap over, and four ring gas hob with extractor above and oven beneath. Tiled splashback. Breakfast bar with space for stool seating beneath. Double glazed window to front aspect with additional skylight to front aspect. Power points. TV and telephone point. Radiator. Doors to storage cupboard, shower room and bedroom.

#### **BEDROOM**

Continuation of laminate flooring. Skylight to rear aspect. Power points. Radiator.

#### **SHOWER ROOM**

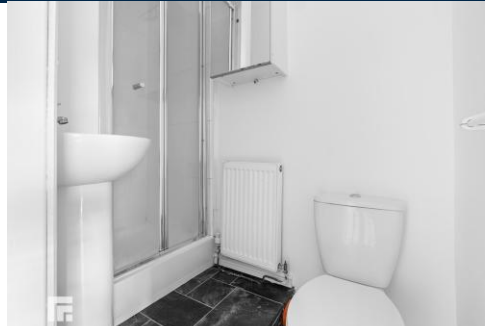
Laminate and partially tiled flooring. WC. Radiator. Pendant lighting. Walk in shower cubicle with mains powered shower over. Pedestal wash hand basin with tap over. Extractor.

#### **TENURE**

MGY are advised that the property is sold with a share of the freehold.

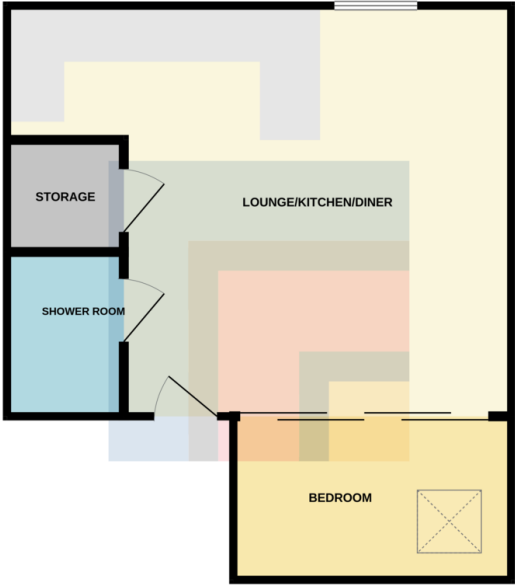


## CLARE STREET, RIVERSIDE, CARDIFF CF11 6BD



# CLARE STREET, RIVERSIDE, CARDIFF CF11 6BD

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, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix i2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**PONTCANNA 02920 397152**

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



**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 other wise 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.

**MGY.CO.UK**