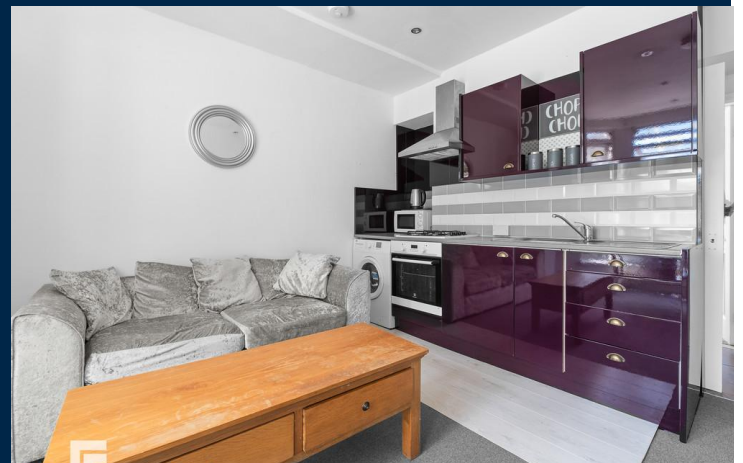
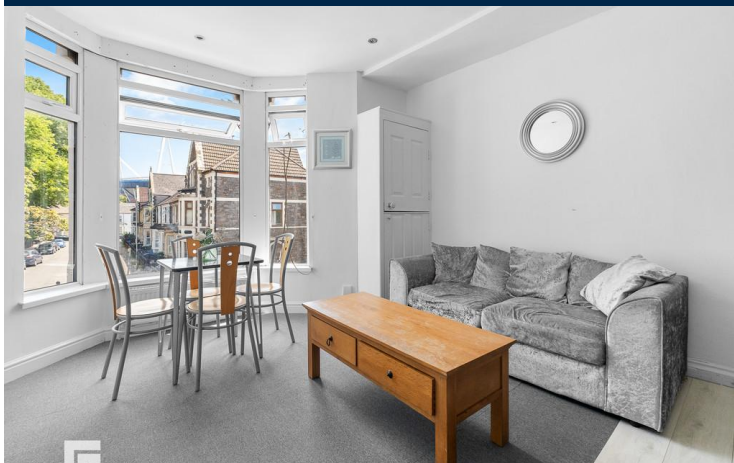




CLARE STREET
RIVERSIDE
CARDIFF CF11 6BD

ASKING PRICE OF
£139,950



FIRST FLOOR APARTMENT



2



2



2



1

TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 431 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

CHAIN FREE, TOP FLOOR APARTMENT
MGY are delighted to bring to market this well presented, two bedroom, first floor apartment situated on Clare Street, Riverside. The accommodation briefly comprises entrance hallway, lounge/kitchen/diner, two bedrooms - one with ensuite and shower room. The property further benefits from being chain free, has a balcony and is located close to the city centre. ***SOLD WITH SHARE OF FREEHOLD***

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Doors to lounge/kitchen/diner, shower room and bedroom.

LOUNGE/KITCHEN/DINER

Partially carpeted, partially laminated floor. Modern fitted gloss kitchen with a range of wall, base and drawer 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. Space for washing machine and fridge/freezer. Power points. Spotlights. Double glazed bay window to front aspect. Door to storage cupboard. TV and telephone point. Door to bedroom two. Radiator.

BEDROOM ONE

Carpet to floor. Pendant light fitting. Radiator. Power points. Door to ensuite. Door to balcony.

ENSUITE

Vinyl flooring. Wall mounted vanity wash hand basin with mixer tap over and storage beneath. WC. Partially tiled walls. Walk in shower cubicle with mains powered shower over. Pendant light fitting. Extractor.

BEDROOM TWO

Carpet to floor. Double glazed uPVC window to front aspect. Door to storage cupboard. Radiator. Spotlights. Power points.

SHOWER ROOM

Vinyl flooring. Radiator. WC. Wall mounted wash hand basin with mixer tap over. Pendant light fitting. Walk in shower cubicle with mains powered shower over.

BALCONY

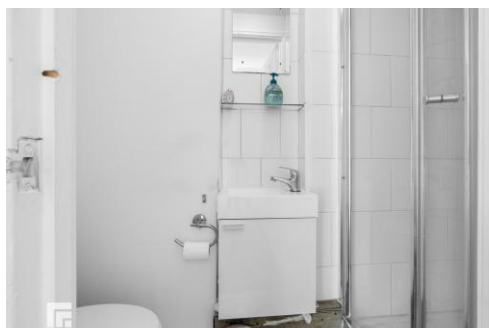
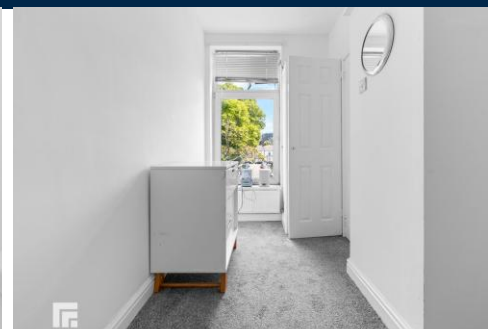
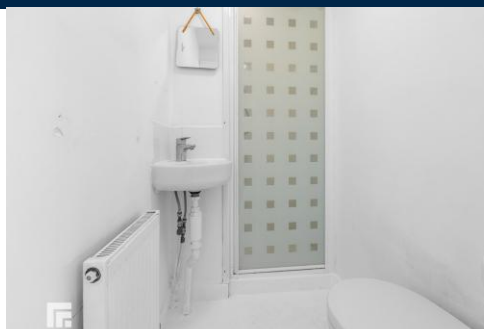
Private balcony with space for table and chairs.

TENURE

MGY have been advised that the property is sold with a SHARE OF THE FREEHOLD.

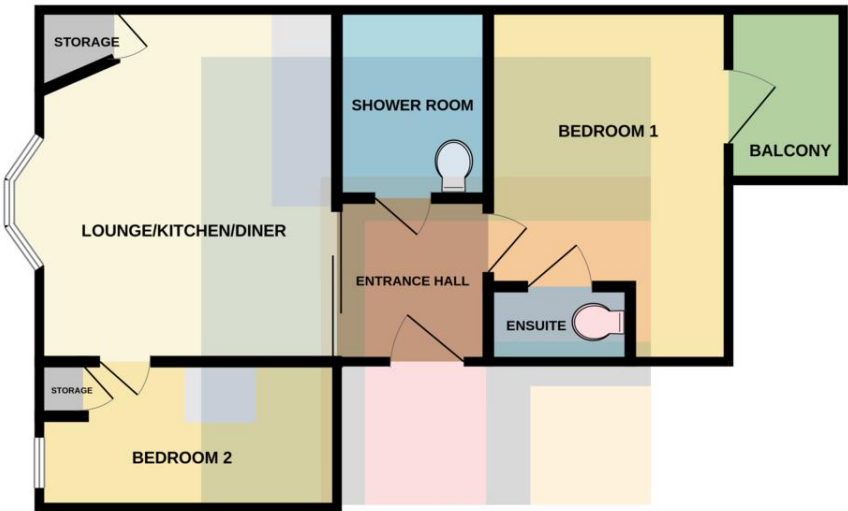


CLARE STREET, RIVERSIDE, CARDIFF CF11 6BD



CLARE STREET, RIVERSIDE, CARDIFF CF11 6BD

FIRST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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



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