



RAGLAN HOUSE
WESTGATE STREET
CARDIFF CITY CENTER CF10
1DN

OFFERS IN EXCESS OF
£250,000



SECOND FLOOR APARTMENT



2



1



1



1

IMPRESSIVE AND LARGER THEN THE NORM, FIRST FLOOR APARTMENT IN THE CITY CENTRE MGY are delighted to bring to market this rarely available and beautifully presented, two double bedroom apartment situated on the much favoured Westgate Street in the City Centre. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two double bedrooms, bathroom and separate WC. The property further benefits from having secondary double glazing, 24 hour concierge, gas central heating throughout and is close to all main transport links. ***CHAIN FREE***

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 936 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Woodblock flooring. Wall lighting. Radiator. Wall mounted security entry phone. Doors to all rooms and storage cupboard.

LOUNGE/DINER

28' 3" x 14' 8" (8.63m x 4.49m)

Elegant and bright room. Carpet to floor. Three large sash windows to front aspect overlooking Westgate St. Coving. Pendant light fittings and additional wall lighting. Ornate fireplace with electric fire. Radiator. Power points. Alcoves. TV and telephone point.

KITCHEN

10' 11" x 8' 3" (3.35m x 2.52m)

Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath and stainless steel sink and drainer with tap over. Tiled splashbacks. Integrated appliances such as undercounter fridge/freezer. Space for appliances such as dishwasher and washing machine. Pendant lighting. Power points. Sash window to rear aspect.

MASTER BEDROOM

13' 8" x 9' 10" (4.19m x 3.02m)

Carpet to floor. Pendant light fitting and additional wall lights. Two sash windows - one to front aspect and one to side. Power points. Radiator. Fitted wardrobes.

BATHROOM

Tiled flooring and partially tiled walls. Pendant light fitting. Chrome heated towel rail. Obscure sash window to rear aspect. Vanity wash hand basin with mixer tap over and storage beneath. Panelled bath with hot and cold tap over and mains powered shower above. Extractor.

BEDROOM TWO

12' 7" x 9' 0" (3.84m x 2.75m)

Carpet to floor. Sash window to side aspect. UPVC French doors leading to balcony. Fitted wardrobes. Power points. Radiator.

WC

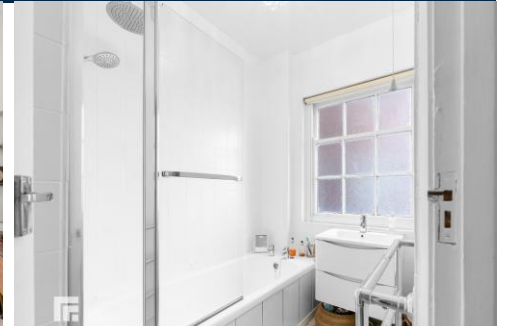
Tiled flooring. WC. Window to rear aspect. Pendant light fitting. Wall mounted wash hand basin with hot and cold tap over.

TENURE

MGY have been advised that there are 136 years left on the lease. There is a service charge of approx. £4085 per annum which includes buildings insurance, maintenance of the communal areas, lift maintenance, water rates, window cleaning etc. There is no ground rent payable.



RAGLAN HOUSE, WESTGATE STREET, CARDIFF CITY CENTER CF10 1DN

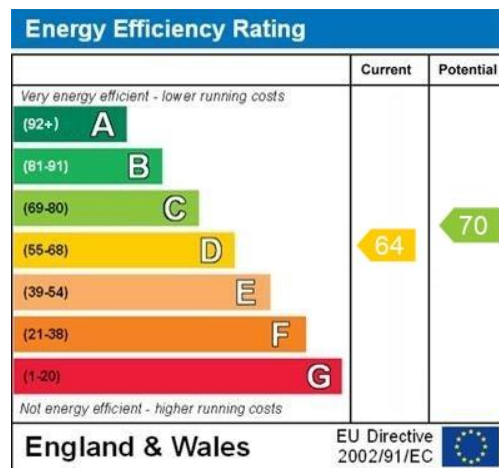


RAGLAN HOUSE, WESTGATE STREET, CARDIFF CITY CENTER CF10 1DN

GROUND FLOOR
904 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (83.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 02025



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 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.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK