



RHODRI MORGAN WAY
CANTON
CARDIFF CF11 8GB

OFFERS IN EXCESS OF
£220,000



GROUND FLOOR APARTMENT



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IMMACULATELY PRESENTED, GROUND FLOOR TWO BEDROOM APARTMENT WITH ALLOCATED PARKING MGY are delighted to bring to market this beautifully presented, two double bedroom, ground floor apartment situated within the popular development of 'The Mill' in Canton. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen, two double bedrooms - master en-suite shower room, and family bathroom. The property further benefits from having one allocated parking space, access to a communal garden, and has gas central heating and double glazing throughout. ***Viewing highly recommended***

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 700 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Amtico flooring. Spotlights. Radiator. Power points. Wall mounted intercom system. Doors to all rooms.

LOUNGE/KITCHEN

19' 7" x 15' 3" (5.98m x 4.65m)

Open plan space. Spotlights and pendant lighting. Amtico flooring. Power points. TV and telephone point. Double glazed uPVC window. Double glazed uPVC french doors opening into communal garden. Radiator. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring electric hob with extractor above. Integrated appliances such as fridge/freezer, washing machine, dishwasher and oven.

MASTER BEDROOM

11' 4" x 10' 4" (3.47m x 3.15m)

Amtico flooring. Double glazed uPVC window. Radiator. Power points. Pendant light fitting. Door to ensuite shower room.

ENSUITE

4' 0" x 5' 1" (1.24m x 1.55m)

Continuation of Amtico flooring. Wall mounted wash hand basin with mixer tap over and tiled splashback. Spotlights. Walk in shower cubicle with mains powered shower over. WC. Heated towel rail. Extractor.

BEDROOM TWO

11' 3" x 9' 4" (3.45m x 2.85m)

Amtico flooring. Pendant light fitting. Power points. Radiator. Double glazed uPVC window. Fitted mirrored wardrobes. Fitted storage cupboard.

BATHROOM

7' 10" x 5' 6" (2.41m x 1.70m)

Continuation of Amtico flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over, and panelled bath with mixer tap over. Spotlights. Heated towel rail. Extractor.

TENURE

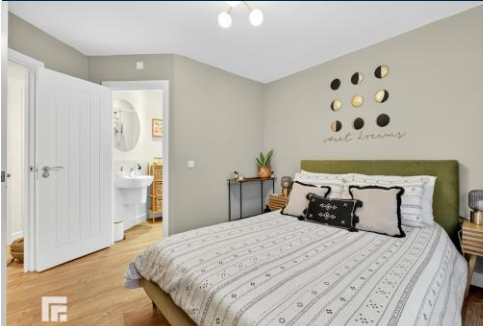
MGY have been advised that the property is LEASEHOLD. The lease is 125 years from 2020. There is a service charge of approx. £1,200 per annum which includes maintenance of internal and external communal areas. There is a ground rent of approx. £150 per annum.



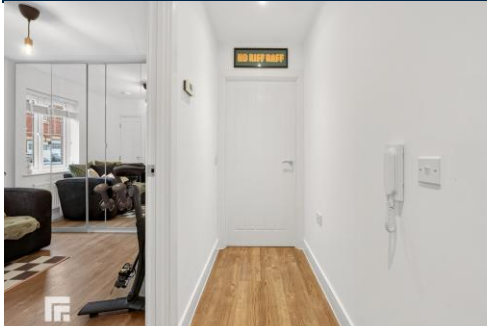
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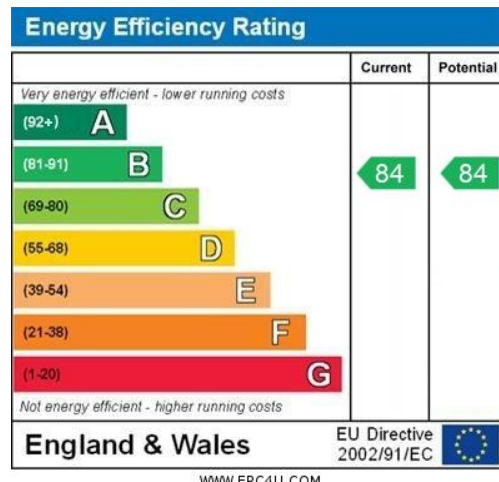
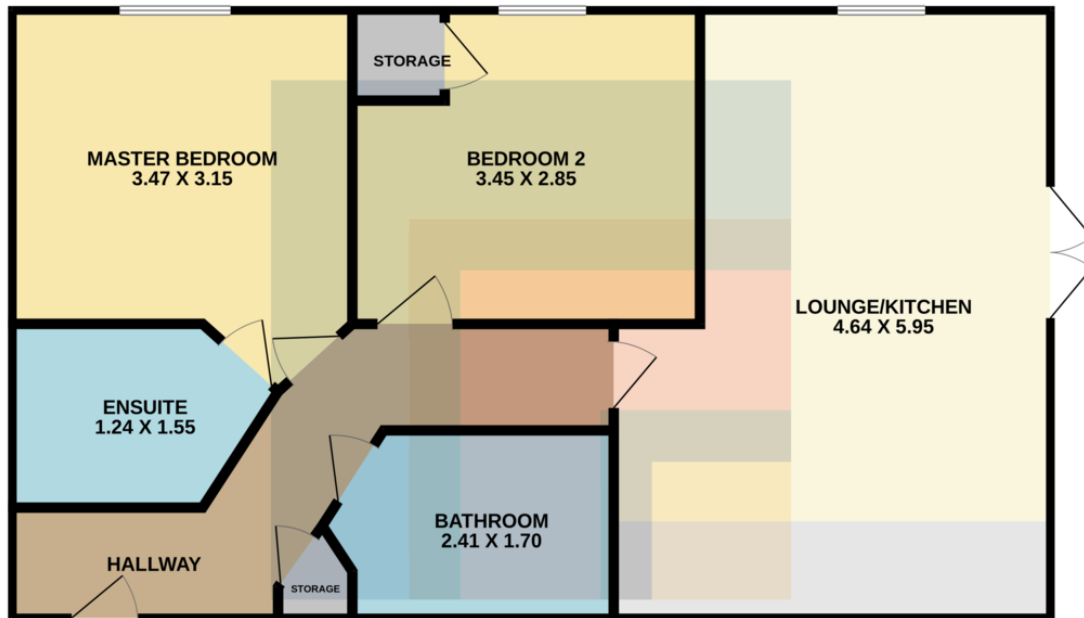


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GROUND FLOOR



PONTCANNA 02920 397152

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



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