



RHODRI MORGAN WAY
CANTON
CARDIFF CF11 8GB

ASKING PRICE OF
£229,950



FIRST FLOOR APARTMENT



2



2



2



1

BEAUTIFULLY PRESENTED, FIRST FLOOR TWO BEDROOM APARTMENT WITH ALLOCATED PARKING MGY are delighted to bring to market this beautifully presented, two double bedroom, first 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 modern 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. LVT (luxury vinyl tile) flooring. Spotlights. Radiator. Wall mounted intercom system. Doors to all rooms. Storage cupboard.

LOUNGE/KITCHEN

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

A pleasant open-plan kitchen/lounge/diner with modern fitted kitchen to include a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 stainless steel sink and drainer with mixer tap over. Four ring electric hob with extractor hood over. Integrated appliances such as fridge/freezer, washing machine, dishwasher and electric oven. Spotlight. LVT flooring. Double glazed uPVC window to side and French doors with Juliet balcony to rear overlooking the communal gardens. Two radiators.

BEDROOM ONE

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

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

ENSUITE

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

Wall mounted wash hand basin with mixer taps over and tiled splashback. Spotlights. Fitted shower cubicle with mains powered shower over. Low level WC. Heated towel rail. Extractor fan. LVT flooring.

BEDROOM TWO

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

Double glazed uPVC window to side. Radiator. Power points. Pendant light fitting. Fitted storage cupboard housing gas central heating boiler.

BATHROOM

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

Partially tiled walls. White three-piece-suite comprising WC, wash hand basin with mixer taps over, and panelled bath with mixer tap over. Spotlights. Heated towel rail. Extractor fan. Low level WC.

PARKING

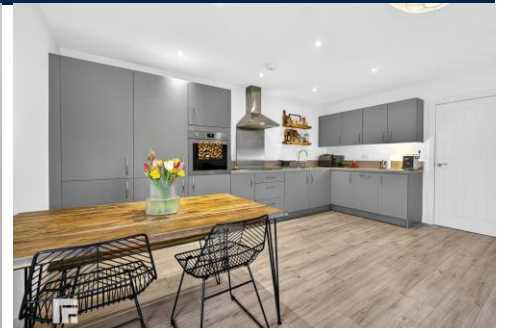
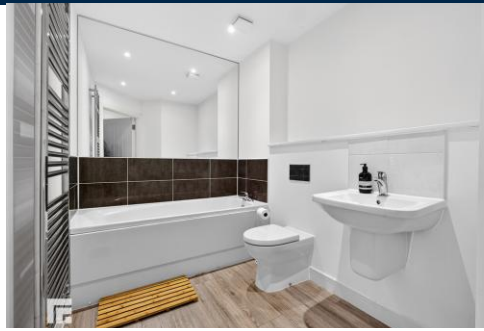
One allocated parking space.

TENURE

MGY have been advised that the property is LEASEHOLD. The lease is 125 years from 2020. There is a service charge of approx. £330 per quarter which includes maintenance of internal and external communal areas. There is a ground rent of approx. £150 per annum.

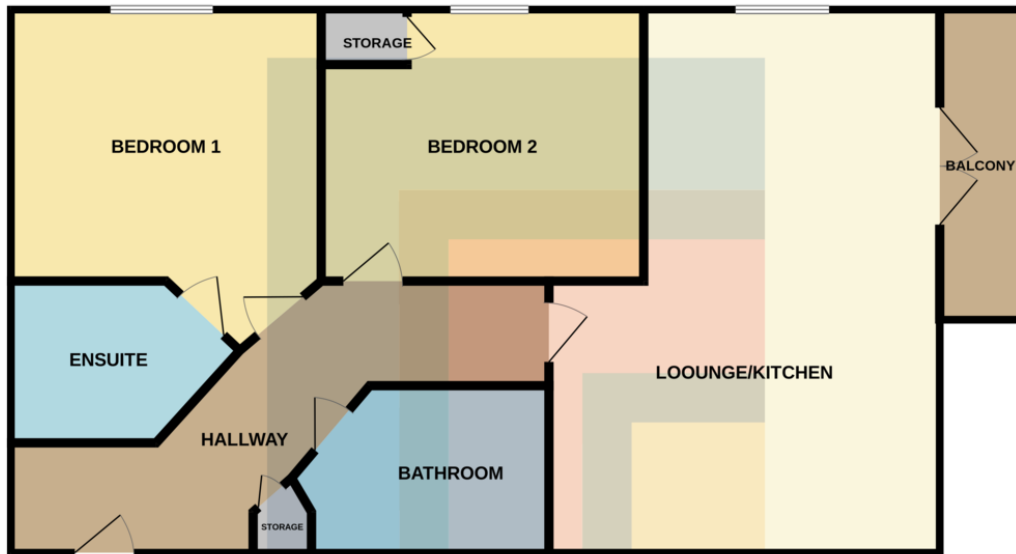


RHODRI MORGAN WAY, CANTON, CARDIFF CF11 8GB

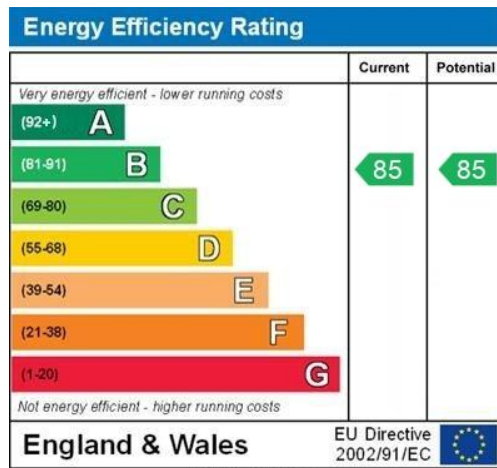


RHODRI MORGAN WAY, CANTON, CARDIFF CF11 8GB

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.
Made with Metropix 6/2025



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