



RHODRI MORGAN WAY
CANTON
CARDIFF CF11 8GB

ASKING PRICE OF

£229,950



FIRST FLOOR APARTMENT



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.

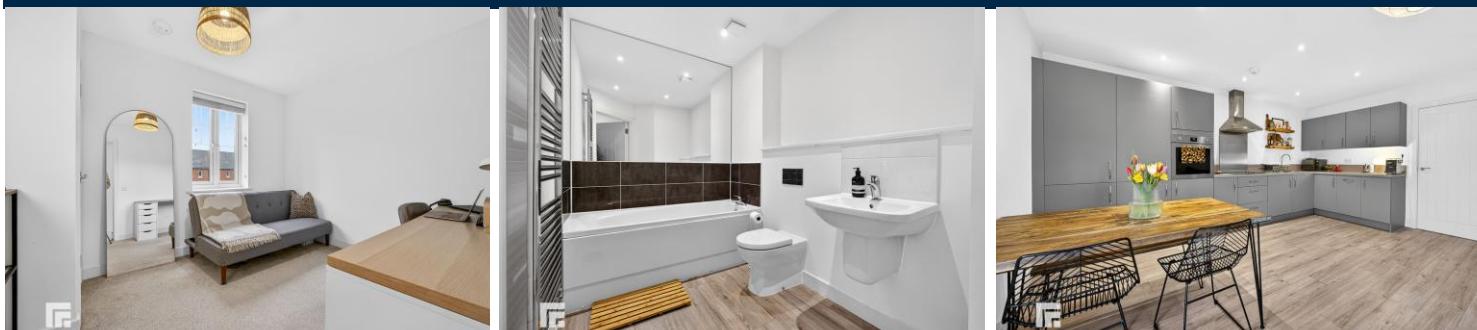
TENURE

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.

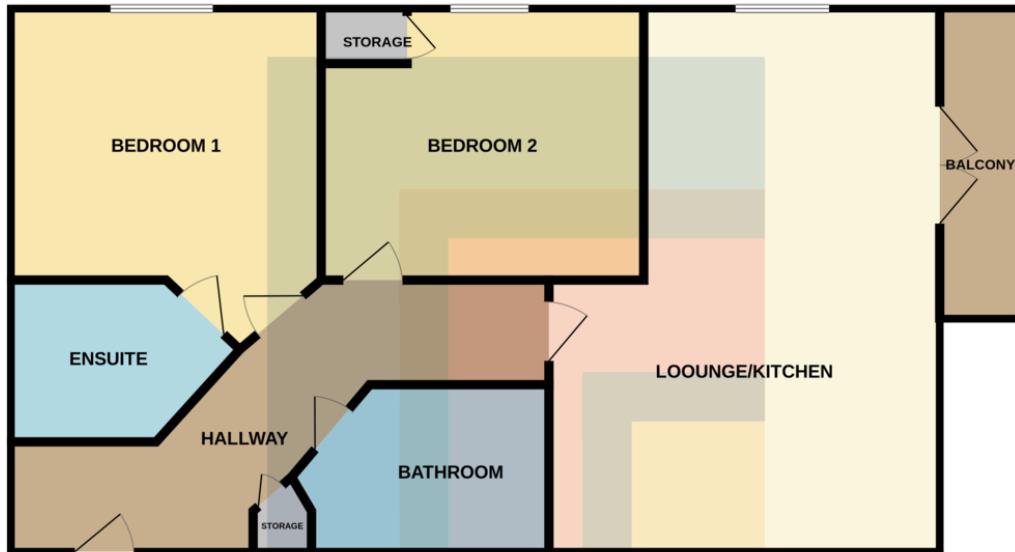


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RHODRI MORGAN WAY, CANTON, CARDIFF CF11 8GB

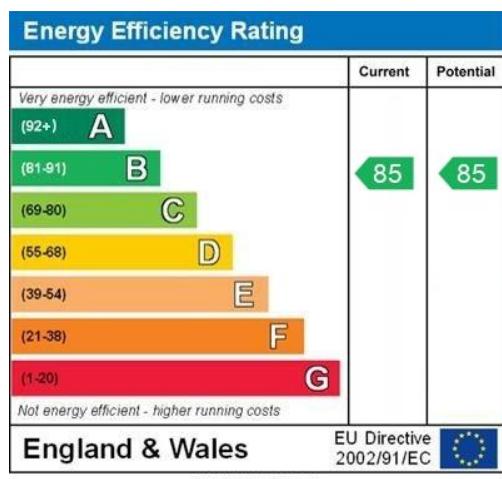


FIRST FLOOR



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.

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