



# 18 South Mews Magretian Place

Cardiff, CF10 4DR

Offers In Excess Of £285,000

HARRIS & BIRT





Harris & Birt are delighted to offer to market this two bedroom penthouse flat situated within a 15 minute walk of the City Centre and 30 minute walk from Cardiff Bay. The property briefly comprises, entrance hall, kitchen/living/dining room, two double bedrooms one with an en suite and further Jack and Jill bathroom. The property is accessed via communal hallway and stairs or lift from the ground floor and has underground gated parking for two vehicles.

Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc. Cardiff Bay also has a wide range of amenities including, restaurants, shops, the Millennium Centre and Techniquet.



## Accommodation

### Ground Floor

#### Communal Entrance Hallway

Entered via composite front door into open entrance hallway. Take full turn staircase or lift to fourth floor.

#### Entrance Hall 4'0" x 11'2" (1.22m x 3.40m)

Entered via wooden front door into entrance hall. Skimmed walls and ceiling. LED spotlights. Radiator. Storage cupboard housing Ideal boiler. Bamboo wood flooring. Doorways through into all rooms.

#### Kitchen/Dining/Living Room 18'0" (max) x 21'3" (max) (5.49m (max) x 6.48m (max))

Open plan kitchen/dining/living room. Kitchen area has a range of wood effect wall and base units set under and over a granite black work surface. Features include; 5 ring gas hob with extractor over, single bowl sink and drainer with mixer tap, eyeline electric oven and microwave over with Smeg pull down stainless steel cover. Space for washing machine and dishwasher. Space for up and over fridge/freezer. Wood panelled wall. Skimmed ceiling and LED spotlighting. Bamboo wood flooring. Dining/living area is spacious with further skimmed walls and ceiling, papered feature wall. LED spotlights. Radiator. UPVC double glazed patio doors lead out onto decked balcony with glass balustrades, South-facing and great views towards Cardiff Bay .

#### Master Bedroom 9'7" x 10'11" (2.92m x 3.33m)

A good sized double bedroom with UPVC double glazed window to side elevation. Skimmed walls and ceiling. LED spotlights. Two wall lights. Continuation of bamboo wood flooring. Doorway through into;

#### En Suite 6'1" x 5'9" (1.85m x 1.75m)

Three piece suite comprising; walk in shower cubicle with mains connected shower and shower head fitment, low level hidden cistern WC and wall hung wash hand basin. Fully tiled walls and floors. Skimmed ceiling with LED spotlighting. Heated towel rail. Extractor.

#### Bathroom 8'7" x 6'0" (2.62m x 1.83m)

Jack and Jill bathroom accessed from both entrance hall and bedroom two. Three piece suite comprising; panelled bath with hot and cold mixer tap, mains connected shower and shower head fitment, low level hidden cistern WC and wall hung wash hand basin. Fully tiled walls and contrasting tiled floors. Skimmed ceiling with LED spotlighting. Heated towel rail. Extractor.

#### Bedroom Two 9'1" x 15'7" (2.77m x 4.75m)

A good sized double bedroom with UPVC double glazed window to side elevation. Skimmed walls and ceiling. LED spotlights. Two wall lights. Continuation of bamboo wood flooring. Double mirror fronted fitted wardrobe.

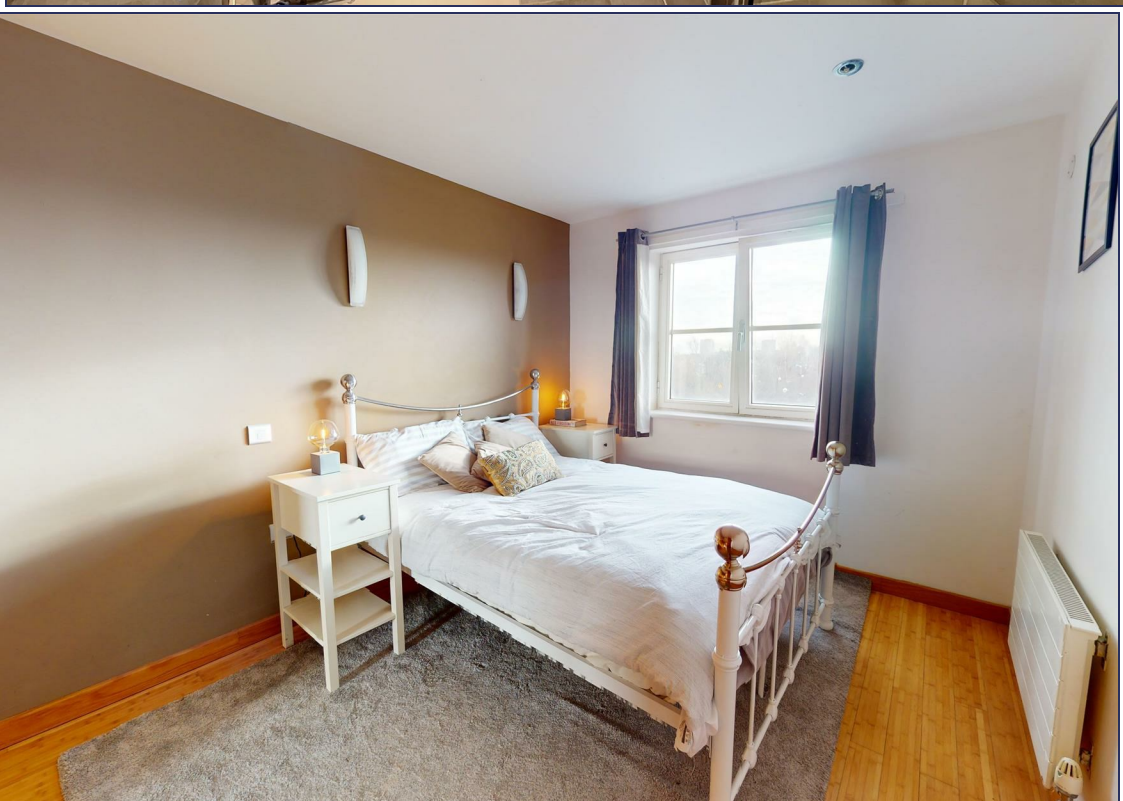
#### Outside

The property benefits from a private area on the shared roof terrace where four other properties also have a private fenced off area. Plenty of room for outdoor furniture and BBQ area.

#### Services

#### Directions

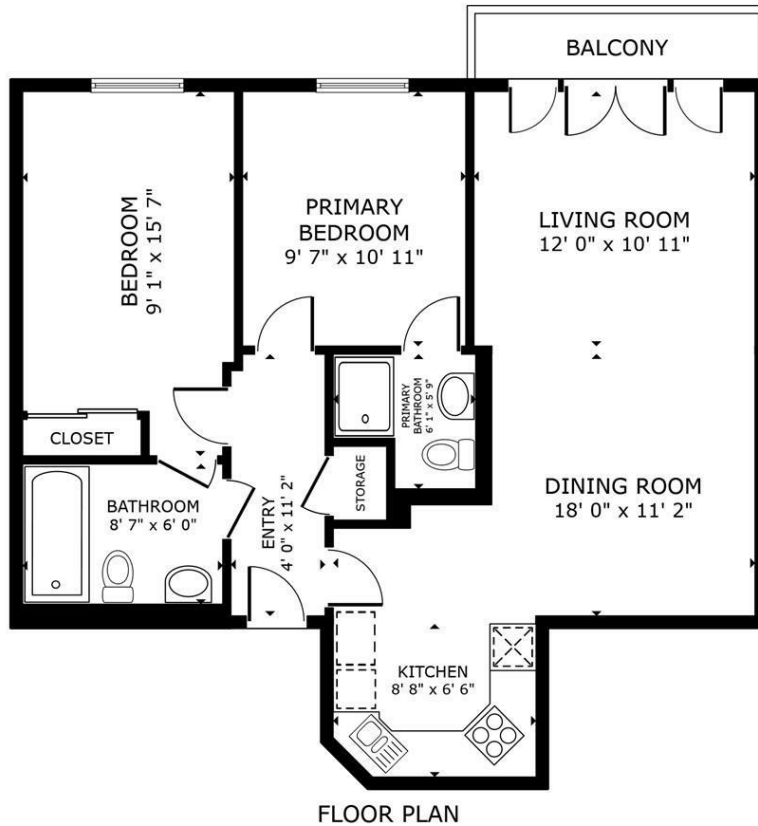












GROSS INTERNAL AREA  
FLOOR PLAN 757 sq.ft.  
EXCLUDED AREAS : BALCONY 34 sq.ft.  
TOTAL : 757 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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