

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**18 Seager Drive, Cardiff. CF11 7QA**

**£147,500**



**PETER MORGAN**



## Main Features

- No Onwards Chain
- Two Bedroom Apartment
- Prime Location On Cardiff Bay
- One Allocated Parking Space
- Leasehold
- First Floor
- EPC - C
- Council Tax Band - C
- Need A Mortgage? We Can Help!

## General Information

Welcome to this two-bedroom apartment located in a prime area of Cardiff Bay, offering a comfortable and accessible living space. This property is positioned on the first floor of a well-maintained building, featuring double-glazed windows that ensure energy efficiency and noise reduction. The apartment benefits from one reception room and one bathroom, providing ample space for relaxation and day-to-day activities.

The apartment comes with the significant advantage of having one allocated parking space, which is a valuable feature in busy urban areas. Additionally, the property is part of a leasehold arrangement, and there is no onward chain, facilitating a smoother purchasing process for potential buyers. The Energy Performance Certificate rating stands at C, indicating good energy efficiency levels.

Residents will find themselves in close proximity to several essential amenities. Just a short distance away are multiple supermarkets including a well-known chain offering click and collect services, along with other popular grocery options. For dining and leisure, the vicinity includes fast-food outlets and cozy cafes, providing a variety of choices for meals and social gatherings.

In terms of outdoor spaces, the area is near parks and green spaces, ideal for recreational activities or leisurely strolls. The nearby bus stations enhance public transport accessibility, allowing quick commutes to other parts of Cardiff and beyond. This property not only offers a comfortable living environment but also the convenience of nearby amenities and transportation options.

Whether you're looking for a home close to essential services or a convenient location near public transport and leisure facilities, this apartment in Cardiff Bay could be the perfect fit. Don't miss the opportunity to view this first floor apartment and experience all it has to offer.

## FIRST FLOOR

### Kitchen / Lounge

Open plan kitchen/lounge. Fitted kitchen with a range of wall and floor cupboards with contrasting worktops. Sink with drainer. Integrated oven and hob. Stainless steel extractor fan. Plumbing for washing machine. Lounge offering UPVC double glazed window. Wood effect flooring. Radiator.

### Bedroom One

UPVC double glazed window to front aspect, carpeted flooring and radiator.

### Bedroom Two

UPVC double glazed window, carpeted flooring and radiator.

### Family Bathroom

Comprising of a low level WC, wash hand basin and bath with shower over. uPVC double glazed window, tile effect flooring and tile splash back.

### Parking

One allocated parking space.

### Leasehold details

£1,079 per annum

Service Charge - £22.50 every 6 months

### **Please Note:**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains water, mains electricity, mains (services not tested)

### **Current council tax banding**

C

### **Current heating type**

Electric

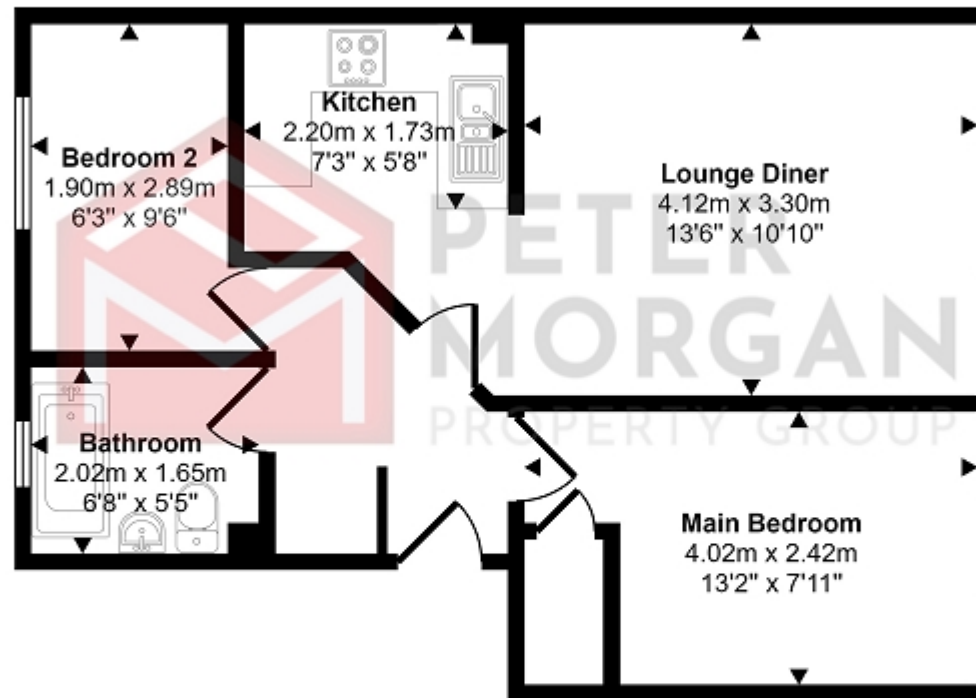
### **Tenure (To be confirmed)**

Leasehold





Approx Gross Internal Area  
45 sq m / 479 sq ft

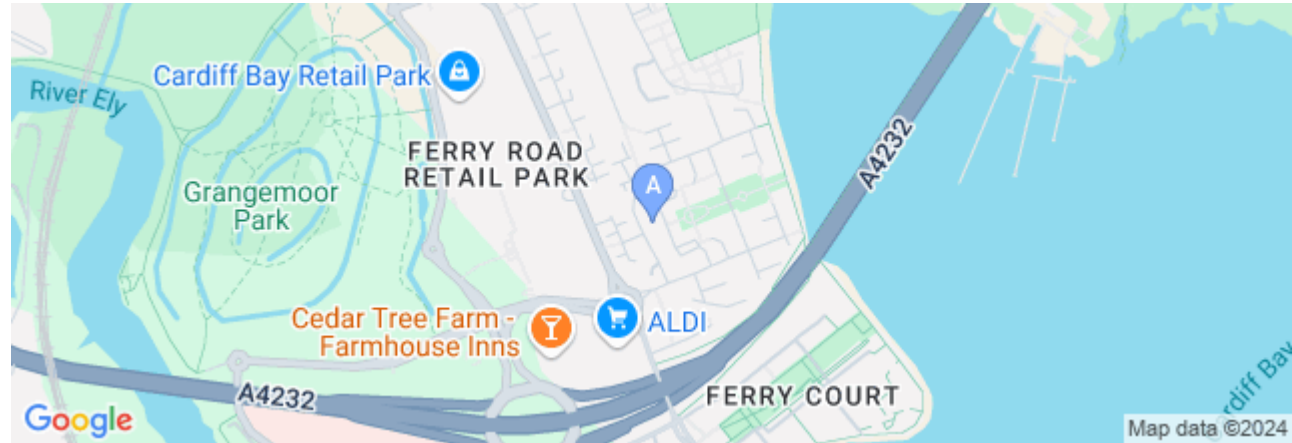


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN



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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Talbot Green Branch

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