



**Park View Greyfriars Road, Cardiff CF10 3AL**

**welcome to**

**Park View Greyfriars Road, Cardiff**

Excellent penthouse apartment in Cardiff City Centre, with two brilliant terraces & panoramic city views. This stunning property offers superb modern living with a generous open plan living room/kitchen and underground parking. It is a short walk from all the local amenities and transport links.



### **Reception Hall**

Double door into main hall, with sitting areas, concierge desk access to lift.

### **Top Floor Foyer**

Path leading to apartments with dual aspect over Cardiff, view down into the Japanese garden.

### **Hall Way**

10' 8" x 19' 2" ( 3.25m x 5.84m )

Maple flooring, good size storage cupboard, utility & airing cupboard, door to most rooms, arch into main living room and diner .

### **Cloakroom**

4' 10" x 6' 3" ( 1.47m x 1.91m )

Wash hand basin, wc, marble shelve with fitted mirror, double glazed upper window, extractor fan, ceramic flooring, heated towel rail.

### **Main Living Room & Diner**

27' 1" Max x 20' 5" Max ( 8.26m Max x 6.22m Max )

Maple flooring, double glazed French door into south facing terrace to front over looking Cardiff city centre partial view of Cardiff Castle and the Bristol channel, double glazed window to front, feature fire place, ntl connection, TV and telephone point, two radiators.

### **Kitchen**

12' 11" x 10' 4" ( 3.94m x 3.15m )

LVT flooring centre island with breakfast bar and drawers, fitted wall and base units, under lighting, quartz work top, integral fridge & freezer, microwave, dishwasher, induction hob with extractor hood, two larder pull cupboard, one and an half sink and drainer, double glazed window to rear.

### **Inner Hall**

10' 11" x 6' 3" ( 3.33m x 1.91m )

Double door into main bedroom suite , inset light, door to dressing room/guest room.

### **Guest Room**

Space for dressing or additional room/office,

radiator.

### **Main Bedroom**

17' 7" Max x 13' 3" Max ( 5.36m Max x 4.04m Max )

Patio door into a south facing terrace overlooking Cardiff city centre and partial views of the Bristol channel and Cardiff Castle, inset light, radiator, door to ensuite .

### **Ensuite**

9' 7" x 7' 5" ( 2.92m x 2.26m )

Spa bath, double shower cubicle, wash hand basin, wc, heated towel rail, partially tiled, mirrored wall, inset light, extractor fan, high level double glazed window

### **Bedroom Two**

13' 10" x 18' 8" ( 4.22m x 5.69m )

Double glazed window to front, inset light, radiator. door to ensuite.

### **Ensuite**

9' x 6' 2" ( 2.74m x 1.88m )

Double shower cubicle, wash hand basin, wc, marble shelving with mirror, inset light extractor fan, ceramic flooring.

### **Outside**

Landscaped Japanese garden with sitting areas, basement with allocated generous parking space.

### **Additional Useful Informations**

The access to the pool, gym and spa is available subject to a reduced rate as a resident!



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welcome to

Awaiting Photograph

## Park View Greyfriars Road, Cardiff

- Outstanding top floor apartment
- Superb open plan living room & kitchen with terrace
- Two double bedrooms
- Modern fitted kitchen with integral appliances
- Allocated parking

Tenure: Leasehold EPC Rating: C

# £550,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CRP106834 - 0043

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