

The Malthouse Old Brewery Quarter, Cardiff CF10 1FP

welcome to

The Malthouse Old Brewery Quarter, Cardiff

Modern 1-bed apartment in the heart of Cardiff City Centre, close to shops, bars, the stadium & castle. Features open-plan lounge/kitchen, concertina-accessed bedroom, balcony, electric heating & no chain. Quiet rear aspect. Service charge includes water.













Entrance Hall

Insert Lights, electric heater, access to all rooms, intercom system

Storage Room One

Electric fuse box, electric heater and water tank controls

Storage Room Two

Water tank, shelf and storage

Kitchen And Lounge

13' max x 21' 3" max (3.96m max x 6.48m max) Two electrical heaters, Internet point, TV point, splash back tiles, integral hob and hood, fridge, freezer, dishwasher. washing machine, wall and floor units, plug sockets, double sink and drainer, access to balcony, laminate flooring

Bedroom One

9' 6" max x 11' 9" max (2.90m max x 3.58m max) Built in storage unit, built in wardrobe rail and shelving, laminate flooring, double doors to balcony, inset lighting and one electrical heater.

Bathroom

9' 6" max x 7' 5" max (2.90m max x 2.26m max) Electrical heated towel rail, wall and floor tiles, WC, Bath with overhead shower, mirror and extractor fan.





welcome to

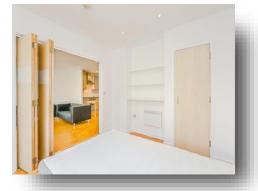
The Malthouse Old Brewery Quarter, Cardiff

- Fast Broadband
- Beautifully presented 1 bedroom apartment
- Balcony overlooking The Hayes
- Prime City Centre Location
- Excellent Transport links

Tenure: Leasehold EPC Rating: C Council Tax Band: E Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

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Property Ref:

CRP107776 - 0004

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Westgate St

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Please note the marker reflects the

postcode not the actual property

Map data @2025 Google



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