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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Riverview Court
Cowbridge Road West
Ely, Cardiff
CF5 5FD

Guide Price £140,000 to £150,000
Leasehold - 115 Years Approx.

Riverview Court, Cowbridge Road West, Ely, Cardiff CF5 5FD

Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 1-BED DUPLEX APARTMENT with WATER VIEWS
- OPEN-PLAN MODERN LIVING
- DOUBLE BEDROOM with JULIET BALCONY
- OVERLOOKS RIVER ELY
- KITCHEN/DINER
- SPACIOUS LOUNGE
- MODERN BATHROOM SUITE
- GATED DEVELOPMENT
- LEASEHOLD - 115 Yrs Approx.



NO CHAIN!!! A MODERN 1x DOUBLE BEDROOM DUPLEX APARTMENT with WATER VIEWS OVER THE RIVER ELY - GATED DEVELOPMENT - MODERN OPEN-PLAN LIVING - LEASEHOLD 115 YEARS APPROX.

MR HOMES are very pleased to Offer **FOR SALE** this Modern 1-Bedroom Duplex Apartment, comprising in brief; Ground Floor, Enter a Very Spacious Lounge with Water Views over the River Ely, Open-Plan to the Modern Kitchen/Diner with Integrated Appliances, Staircase to the 1st Floor Landing, A Spacious Double Bedroom also with Water Views Over the River Ely via a Juliet Balcony & a Spacious & Modern Bathroom Suite. There is a Large Gated Courtyard to the Rear of the Building where you Enter this Apartment. uPVC Double Glazing Windows. All Electric, No Gas.

EPC Rating = D.
Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Living Room with Juliet Balcony Overlooking
The River Ely**

19' 4" x 14' 5" (5.89m x 4.39m)

Open-Plan to Kitchen Spacious area offering plenty of light - Stairs leading to the second floor

Kitchen

11' 3" x 13' 0" (3.43m x 3.96m)

High gloss open plan modern kitchen. Space to dine and entertain guests.

Landing

5' 5" x 5' 11" (1.65m x 1.80m)

Laminated and well-lit with natural light

**Bedroom with Juliet Balcony Overlooking
The River Ely**

13' 8" x 11' 5" (4.16m x 3.48m)

A well-presented Master bedroom with plenty of light from the windows and French double-glazed door leading to balcony overlooking the river

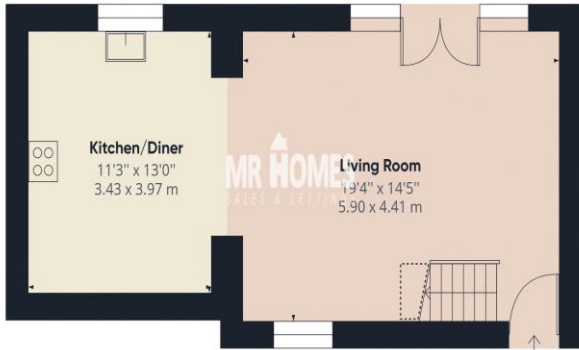
Bathroom

5' 5" x 8' 2" (1.65m x 2.49m)

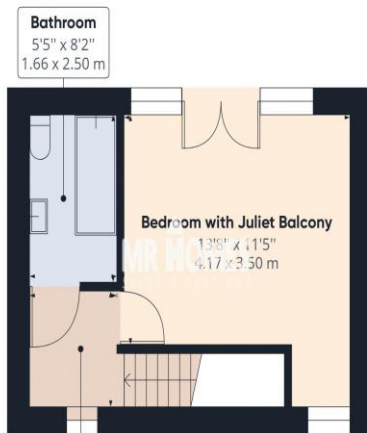
Modern fully fitted bathroom with overhead shower.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area⁽¹⁾

711.69 ft²

66.12 m²

Reduced headroom

13.87 ft²

1.29 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF WEST

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