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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



City Loft.  
Crwys Road, Cathays  
Cardiff. CF24 4PN

Offers in the Region Of £185,000  
Leasehold; 104 years remaining



# City Loft. Crwys Road. Cathays, Cardiff, CF24 4PN

- NO CHAIN
- LIFT ON ALL LEVELS
- UNDERFLOOR HEATING
- BALCONY WITH CITY VIEWS
- SECURE UNDERGROUND CAR PARK
- INTERCOM SERVICE
- SHORT WALK TO CITY CENTRE
- CLOSE TO AMINITIES
- TINTED DOUBLE GLAZING
- OPEN PLAN LIVING



## NO CHAIN

**MR Homes** are pleased to bring to market FOR SALE this Modern Spacious Luxury 1x Double Bedroom 3rd Floor Apartment at City Loft Apartment, with a Lift available on all levels. Perfect for a first-time buyer or Perspective Landlord.

Modern apartment with open plan living. Fitted kitchen with fitted washer/ dryer and dishwasher. The spacious lounge is complimented with laminate flooring with underfloor heating throughout the apartment. The Apartment also offers a Balcony with stunning views. Tinted double glazing throughout the apartment. Secure underground parking. Front and Rear intercom with key code security system to gain entry.

The Apartment is 15 minutes' walk to City Centre and a short 5 minutes' walk to local supermarket. Leasehold with approximately 104 years remaining (125 years from June 24th 2003).

**EPC = C & Council Tax = D**

To Submit your offer, please visit [www. Mr-homes.co.uk/offer](http://www.Mr-homes.co.uk/offer) OF call the Branch on 02920 204 555

**FREE MORTGAGE ADVICE AVAILABLE ON REQUEST**





### Open plan Kitchen & Living Area

20' 5" x 20' 8" (6.22m x 6.29m)

Under floor heating; vinyl's flooring; 4-ring gas hob; electric oven; Integrated Fridge and Freezer; Integrated Dishwasher; Integrated Indesit Washer/dryer; Stainless steel Sink with 1/2 bowl, Draining Board and Stainless steel Mixer tap Open plan living, perfect for entertaining and relaxing. Plenty of light Door onto the Balcony



### Entrance Hallway

12' 3" x 3' 9" (3.73m x 1.14m)

Accessed from communal hallway through solid timber door; Laminate Wood Flooring with under floor heating; Door Entry Intercom; Storage Cupboard; access to Bedroom, Bathroom and Living Area/Kitchen/Diner

### Bedroom

12' 3" x 9' 6" (3.73m x 2.89m)

Laminate wood flooring with under floor heating; 3 aluminium frames double glazed windows to front



### Bathroom

8' 10" x 5' 8" (2.69m x 1.73m)

Stone tiled flooring with under floor heating; Tiled Walls; matching white suite consisting of panelled bath with stainless steel mixer tap with mains shower attachment; wash hand basin with stainless steel mixer; WC; extractor fan; shaving point

### Balcony

16' 6" x 11' 10" (5.03m x 3.60m)

With views overlooking the City

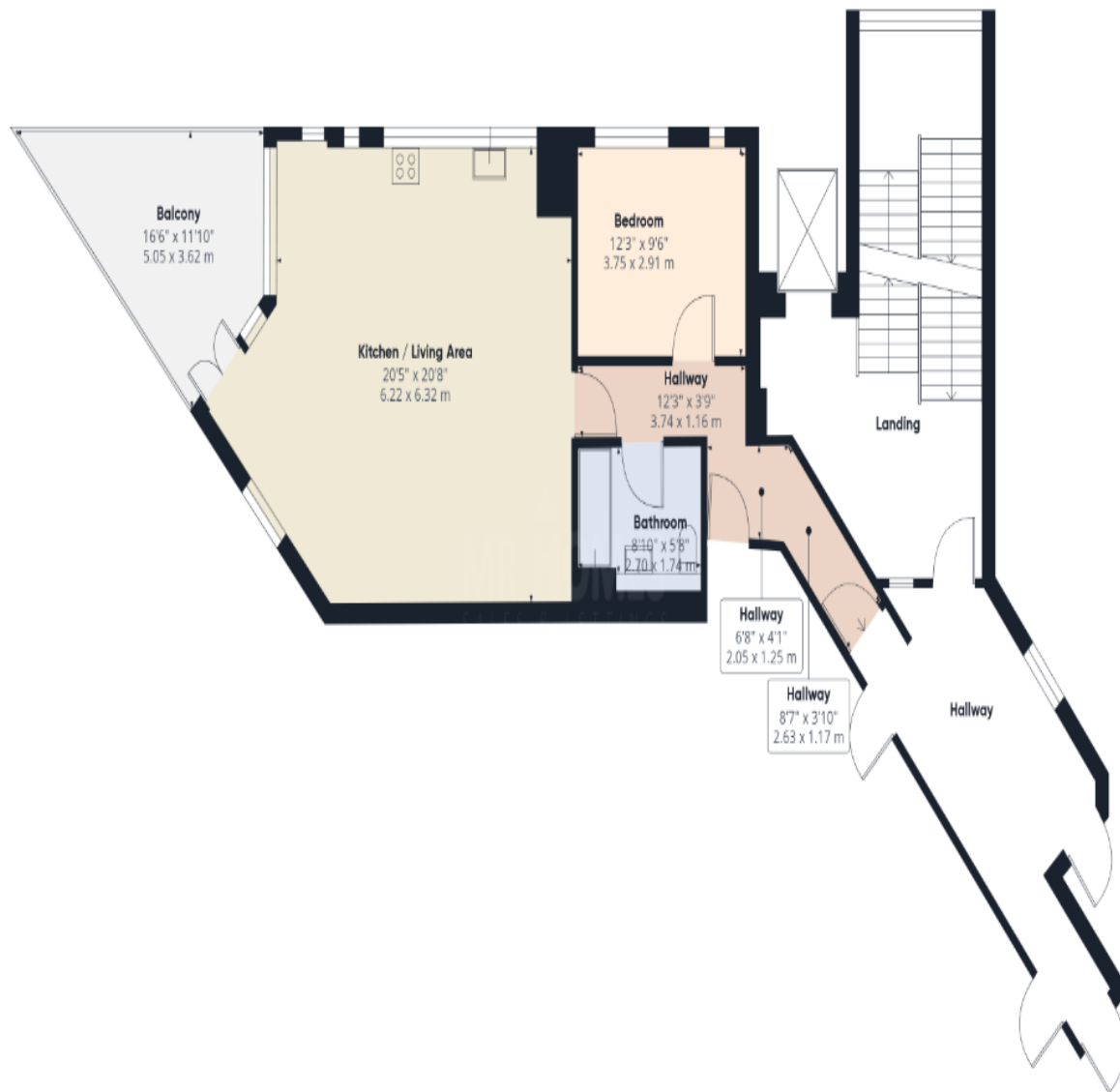


### Secured Underground Parking

Allocated Parking



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.



## CARDIFF & THE VALE

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