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**MR HOMES**  
SALES & LETTINGS



Seager Drive,  
Windsor Quay,  
Cardiff CF11 7FD

Guide Price £135,000 to £145,000  
Leasehold – 99 Years Approx.

# Seager Drive, Windsor Quay, Cardiff. CF11 7FD.

- IMMACULATE 1st FLOOR APARTMENT
- MOVE STRAIGHT IN
- SPACIOUS LIVING & DINING ROOM with JULIET BALCONY
- NEWLY FITTED BATHROOM SUITE
- ALLOCATED PARKING SPACE AND VISITOR PARKING
- ALL ELECTRIC - (NO GAS) - (NEW ELECTRIC RADIATORS INSTALLED)
- uPVC DOUBLE GLAZING WINDOWS
- IDEAL FIRST TIME BUYER OR RENTAL INVESTMENT
- GREAT LOCATION FOR ACCESS TO M4 CORRIDOR
- LEASEHOLD - 99 YRS APPROX.



**IMMACULATE 1st FLOOR ONE DOUBLE BEDROOM APARTMENT - MOVE STRAIGHT IN AS THE DECOR THROUGHOUT IS TO A VERY HIGH STANDARD - NEW ELECTRIC RADIATORS INSTALLED - FITTED KITCHEN - SPACIOUS LIVING & DINING ROOM - MODERN BATHROOM SUITE - ALLOCATED PARKING & VISITOR PARKING - LEASEHOLD: 99 YEARS APPROX.**

**MR HOMES** Offer **FOR SALE** this 1-Bed 1st Floor Apartment which is ideal for First Time Buyers or Rental Investment This Large One Bedroom 1st Floor Apartment which is Situated Close to Cardiff Bay Retail Park and Cardiff Bay Offers a Great Selection of Shops & Restaurants & Amenities, The Property also Benefits from Being in an Ideal Location for Access to Surrounding Areas of Cardiff and the M4 Corridor.

The Apartment Comprises in Brief: Security 1 Flight of Steps up to the 1st Floor Landing, Entrance Hall, Spacious Living & Dining Room with Juliet Balcony, Fitted Kitchen, Double Bedroom, Modern Bathroom Suite and has an Allocated Parking Space, there is also Visitor Spaces Available. The Apartment is All Electric (No Gas).

**EPC Rating = C.**  
**Council Tax Band = C.**

**Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.**

The property offers easy access to a number of local amenities, is close to schools, parks and has excellent transport links to Cardiff Bay, Cardiff Town Centre & The Sports Village.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**



## Security Entrance

Entered Via a voice entry phone. 1 Flight of Steps up to the 1st Floor Landing.

## Entrance Hall

7' 11" x 6' 11" (2.41m x 2.11m)

Entered via a solid wood door. Fitted carpet, voice entry phone. Upgraded MYLEK Electric Radiator. Wall mounted RCD Consumer Unit. Storage cupboard and airing cupboard with hot water tank.

## Living & Dining Room

15' 2" x 12' 0" (4.62m x 3.65m)

Fitted carpet. uPVC double-glazed French Doors to Juliet balcony & uPVC double-glazed window to front. Coved ceiling Upgraded MYLEK Electric Radiator. BT and TV points.

## Kitchen

8' 9" x 7' 11" (2.66m x 2.41m)

Matching Wall & Base Units Rolltop Worksurfaces Over & Tiled Splashbacks, Stainless steel sink drainer unit with mixer tap. Integrated appliances include, 4x Ring Induction Hob with Extractor Hood Over & Electric Oven. Space and plumbing for washing machine, space for tall fridge/freezer. Laminate flooring. Ceiling mounted Extractor Fan & Wall Mounted Electric Heater.

## Bedroom

12' 4" x 9' 8" (3.76m x 2.94m)

Fitted Carpet. Upgraded MYLEK Electric Radiator. uPVC double-glazed window to rear.

## Modern Bathroom Suite - Re-Fitted & Modern

8' 1" x 6' 1" (2.47m x 1.86m) max

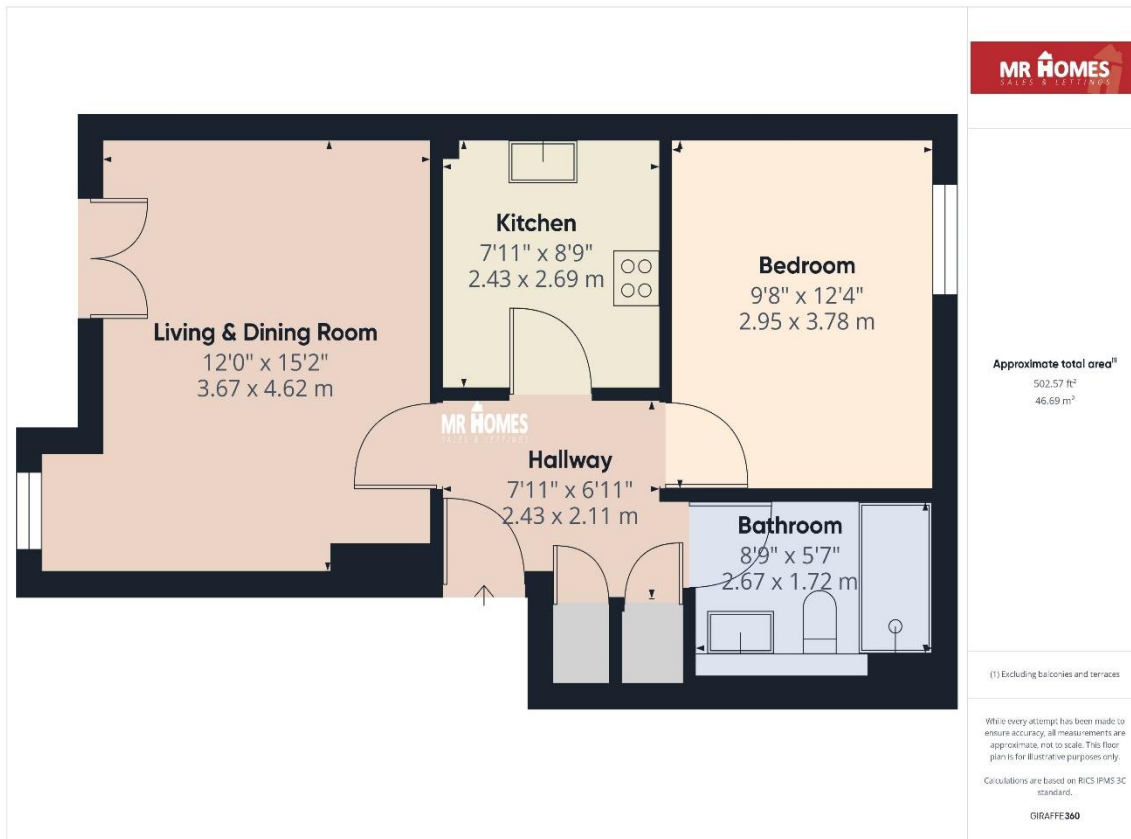
Double shower cubicle with electric shower and glass shower screen. Ceiling mounted electric extractor fan. Chrome Ladder/Towel Radiator. Vanity Unit with sink inset and chrome mixer tap over. Attractive waterproof panelling. Vinyl Flooring.

## Allocated Parking Space & Visitor Spaces

## Communal Gardens & Bin Store



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. 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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