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**MR HOMES**  
SALES & LETTINGS



River House, Rhodri Morgan Way  
Canton, Cardiff  
CF11 8GB

Offers in the Region Of £225,000  
Leasehold (119 Years Remaining)



# River House, Rhodri Morgan Way, Canton, Cardiff, CF11 8GB

- MODERN DEVELOPMENT
- GROUND FLOOR WITH GARDEN
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- ENSUITE TO PRIMARY BEDROOM
- SEPARATE BATHROOM
- OPEN PLAN KITCHEN/DINER/LIVING AREA
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- LEASEHOLD (119 YEARS REMAINING)



MODERN DEVELOPEMENT - 2 DOUBLE BEDROOMS - GROUND FLOOR APARTMENT WITH GARDEN SPACE - ALLOCATED PARKING SPACE - GENEROUS KITCHEN/DINER/LIVING AREA - ENSUITE TO PRIMARY BEDROOM - SEPARATE BATHROOM - STORAGE CUPBOARDS - LEASEHOLD (119 YEARS REMAINING)

**MR HOMES** are delighted to represent our clients in bringing to market **FOR SALE** this fabulous 2 double bedroom ground floor apartment in this modern block (less than ten-years-old). Being on the ground floor, it benefits from its own outside space with seating area. The kitchen is fully fitted and equipped with high-end appliances. The primary bedroom benefits from an ensuite shower room while there is a separate bathroom servicing Bedroom 2. The property further benefits from gas central heating and uPVC double glazing. NB Parts of the site are still under development but there has been the creation of a lovely riverside walking/cycling route connecting with the pre-existing Ely Trail which is right next to River House.



Tenure: Leasehold (125 years commencing 01/08/2019)  
Ground Rent: £250 per annum  
Service/Maintenance Charges: £119 per month (£1,428 per annum)

EPC Rating: B  
Council Tax Band: D  
Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.

**FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS INFIMO LTD**  
**WWW.MR-HOMES.CO.UK**



## Outside Front

Patio/Garden area accessible externally via metal gate and from the French Doors from the Living Area

## Entrance Hallway

Accessed via solid timber front door; laminate wood flooring; radiator; Fermaxdoor intercom system; thermostat controller; storage cupboard; access to all rooms



## Family Bathroom

5' 7" x 8' 9" (1.70m x 2.66m)

Vinyl flooring; matching white suite comprising sink with mixer tap and tiled splash back, W.C. and panelled bath with mixer tap and tiled splash backs; ladder style radiator; Nuaire extractor fan



## Bedroom 1

10' 7" x 11' 9" (3.22m x 3.58m)

Laminate flooring; radiator; uPVC DG window to rear; access to Ensuite

## Ensuite

5' 2" x 6' 4" (1.57m x 1.93m)

Vinyl flooring; matching white suite comprising sink with mixer tap and textured tiled splash back, W.C. and shower cubicle with textured tiled walls and mains powered shower; Nuaire extractor fan



## Bedroom 2

9' 2" x 11' 3" (2.79m x 3.43m)

Laminate flooring; radiator; storage cupboard housing gas central heating boiler; Ideal Logic Combi ESP1 35; uPVC DG window to rear

## Kitchen/Diner/Living Area

19' 9" x 15' 7" MAX (6.02m x 4.75m)

Laminate flooring; matching wall and base units with worktops over and matching splash backs; stainless steel sink with half bowl and draining board and mixer tap; integrated Hisense 4-ring induction hob with stainless steel splash back and SMEG extractor hood over; integrated SMEG electric fan-assisted oven and grill; integrated fridge/freezer; integrated SMEG slimline dishwasher; 2 x radiators; uPVC French doors provide access to outdoor seating area/garden

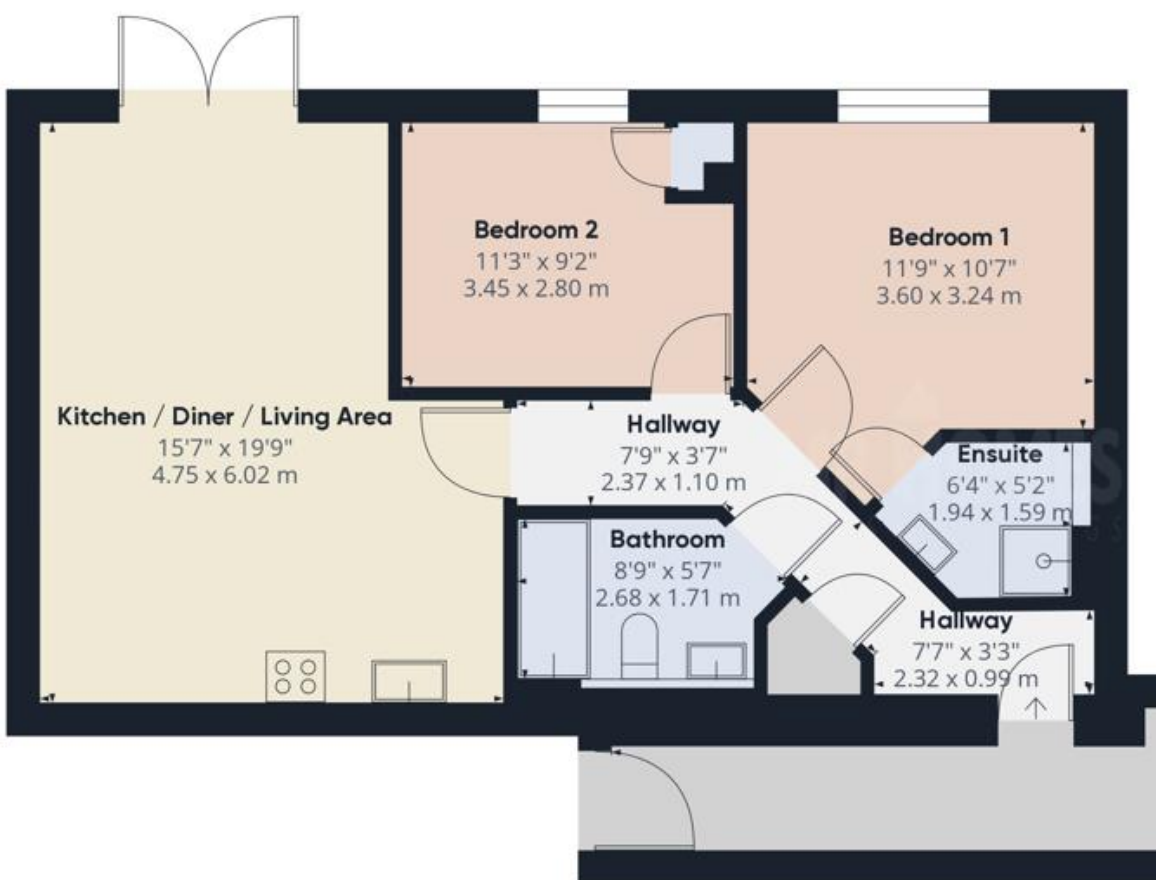
## Parking

External nominated/numbered parking space at rear of the building





**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.



Approximate total area: 859.28 ft<sup>2</sup> / 79.83 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

## CARDIFF & THE VALE

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