

02920 204 555

Homes House, Suite 9 & 10
253 Cowbridge Road West
Cardiff, CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Galleon Way
Cardiff Bay, Cardiff
CF10 4JD

£165,000
Leasehold: Approx. 104 Years

Galleon Way, Cardiff Bay, Cardiff, CF10 4JD

- NO CHAIN
- TENTH FLOOR/TOP FLOOR
- SECURE ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- ENSUITE TO PRIMARY BEDROOM
- BALCONY
- FAMILY BATHROOM
- OVER 323ft2 / 30m2 RECEPTION SPACE
- BAY/CHANNEL VIEWS
- LEASEHOLD - 104 YEARS REMAINING



MODERN TOP FLOOR/TENTH FLOOR 2 DOUBLE BEDROOM APARTMENT - SECURED ALLOCATED PARKING - OPEN PLAN KITCHEN/LIVING/DINING AREA with EXPANSIVE BAY/CHANNEL VIEWS - FULLY FITTED OPEN PLAN KITCHEN with INTEGRATED APPLIANCES - ENSUITE TO PRIMARY BEDROOM - SEPARATE BATHROOM - STORAGE CUPBOARDS - LIFT ACCESS - LEASEHOLD (APPROX. 104 YEARS REMAINING)

MR HOMES are delighted to be representing our client in bringing to market FOR SALE with NO ONGOING CHAIN this impressive top floor/tenth floor apartment with 2 Double Bedrooms, the primary bedroom benefitting from an ensuite shower room. The reception space and kitchen are open plan and the balcony offers expansive views of Cardiff Bay and the Bristol Channel beyond. Heating is provided by Creda Electric Radiators and hot water is supplied via an OSO Hotwater Unvented Water Heater.

Tenure: Leasehold (125 years commencing 01/08/2004)

Ground Rent: £400 per annum

Service/Maintenance Charges 2025: £2,638.24 (two six monthly payments of £1,319.12)

EPC Rating: D

Council Tax Band: E

Mains Electricity. Mains Water and Sewerage connected to Mains Drains. Broadband Coverage.

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



Hallway

Accessed via communal hallway; laminate flooring; Creda electric radiator; Urmet intercom door system; access to all rooms

Utility Room

5' 3" x 4' 8" (1.60m x 1.42m)

Laminate flooring; OSO Hotwater hot water cylinder; RCD Consumer Unit

Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Fitted bath with shower over, wash hand basin and WC; chrome heated towel rail, Priceline extractor fan.



Bedroom 1

11' 6" MIN x 11' 3" MAX (3.50m x 3.43m)

Carpeted; Creda electric radiator; aluminium framed DG windows, one east-facing, one south-facing; access to Ensuite

Ensuite

6' 10" x 5' 11" (2.08m x 1.80m)

Fitted with a three piece suite comprising of fully tiled shower cubicle, wash hand basin and wc, chrome heated towel rail, extractor fan.



Bedroom 2

13' 3" x 10' 3" (4.04m x 3.12m)

Carpeted; Creda electric radiator; east-facing aluminium framed DG titling window

Kitchen/Lounge/Diner

17' 2" x 18' 8" (5.23m x 5.69m)

Laminate flooring; two electric radiators; kitchen area fitted with matching wall and base level units with worktops over; stainless sink with half bowl and mixer tap; integrated CDA electric fan-assisted oven; integrated Electrolux 4-ring electric hob with extractor hood over; integrated Electrolux slimline dishwasher; integrated Beko 7kg washing machine; tilting DG window. Access to Balcony via French Doors



Balcony

3' 11" x 7' 2" (1.19m x 2.18m)

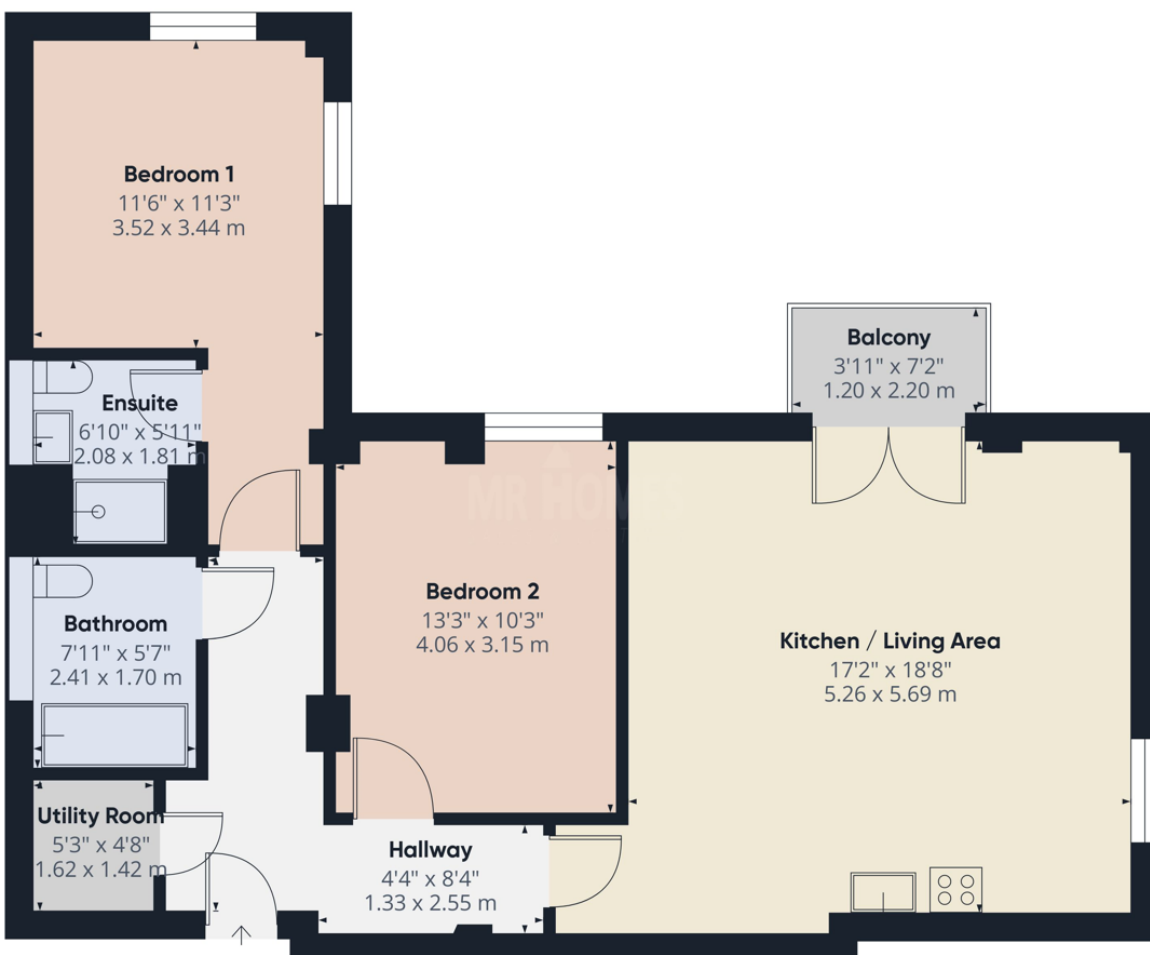
Tenth Floor with expansive views to the Bristol Channel

Secure Parking

Secure under cover parking with numbered allocated space



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: 854 ft² / 79.2 m²
Balconies and Terraces: 28 ft² / 2.6 m²

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

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555

MR HOMES
SALES & LETTINGS

To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer