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MR HOMES
SALES & LETTINGS



Seager Drive
Cardiff Bay, Cardiff
CF11 7EX

Offers Over £150,000
Leasehold (~963 Years Remaining)

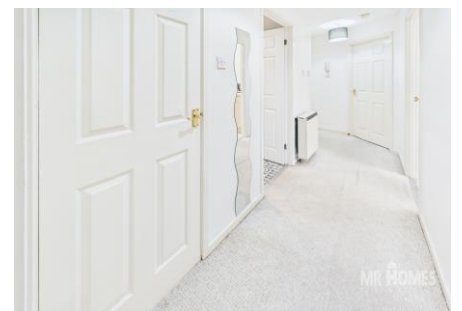
Seager Drive, Cardiff Bay, Cardiff, CF11 7EX

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS/LANDLORDS
- FIRST FLOOR
- 2 DOUBLE BEDROOMS
- LIVING ROOM/DINER with JULIET BALCONY
- SEPARATE KITCHEN
- ALLOCATED PARKING SPACE
- uPVC DOUBLE GLAZING
- LEASEHOLD: 963 YEARS REMAINING



NO CHAIN - TWO DOUBLE BEDROOMS - FIRST FLOOR APARTMENT - SPACIOUS LIVING ROOM/DINER - SEPARATE KITCHEN - FAMILY BATHROOM - STORAGE CUPBOARDS - ALLOCATED CAR PARKING SPACE - LEASEHOLD (LONG LEASE ~963 Years)

MR HOMES are delighted to represent our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this two double bedroom first floor modern apartment. The accommodation briefly comprises: entry; hallway; generous living room/diner with double doors with Juliet Balcony; two double bedrooms with Bedroom 1 benefiting from double doors and Juliet Balcony; separate kitchen; family bathroom; storage cupboards. Externally, there is an allocated car parking space. In addition to offering premium accommodation, this property has a fantastic and desirable location, situated within the heart of Cardiff Bay with its bustling scene of bars and restaurants just a short walk away. Local amenities are all close by, with Cardiff City centre being walkable within 30 minutes. Good public transport links available by bus and train and easy access to the M4.



Tenure: Leasehold (999 Years commencing 01/01/1990) Ground Rent: £55pa (2025 - two payments of £27.50) Service/Maintenance Charges: £1,470.30 (2025 - two payments of £735.15)

EPC Rating: B

Council Tax Band: D

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

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Entry

3' 5" x 0' 0" (1.04m x 0.00m)

Accessed via communal landing via solid timber front door; carpeted; newly installed RCD Consumer Unit; access to flat via solid door;

Hallway

14' 4" x 3' 9" (4.37m x 1.14m)

Carpeted; Creda electric storage heater; intercom; cupboard housing hot water cylinder; access to all rooms

Living Room

15' 11" x 15' 8" narrowing to 4' 2" (4.85m x 4.77m)

Carpeted; Creda electric storage heater; uPVC DG window to side; uPVC French Doors and Juliet balcony to rear

Kitchen

7' 3" x 9' 7" (2.21m x 2.92m)

Vinyl flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; composite sink with stainless steel mixer tap; integrated Lamona 4-ring electric hob with ARISTON System 2000 extractor hood above; integrated ARISTON System 2000 electric oven; Candy Smart washing machine ; Swan free-standing fridge/freezer; Creda Electronic fan heater; uPVC DG window to side

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

Vinyl flooring; matching bathroom suite comprising pedestal Wash hand basin with separate hot and cold taps, WC and panelled bath with mixer tap and electric Triton Enrich shower over(wet wall panelling to bath/shower); electric shaver point; Greenwood extractor fan; Eterna wall mount downflow fan heater

Bedroom 1

11' 9" x 9' 8" (3.58m x 2.94m)

Carpeted; Creda electric storage heater; uPVC French Doors with Juliet balcony to front

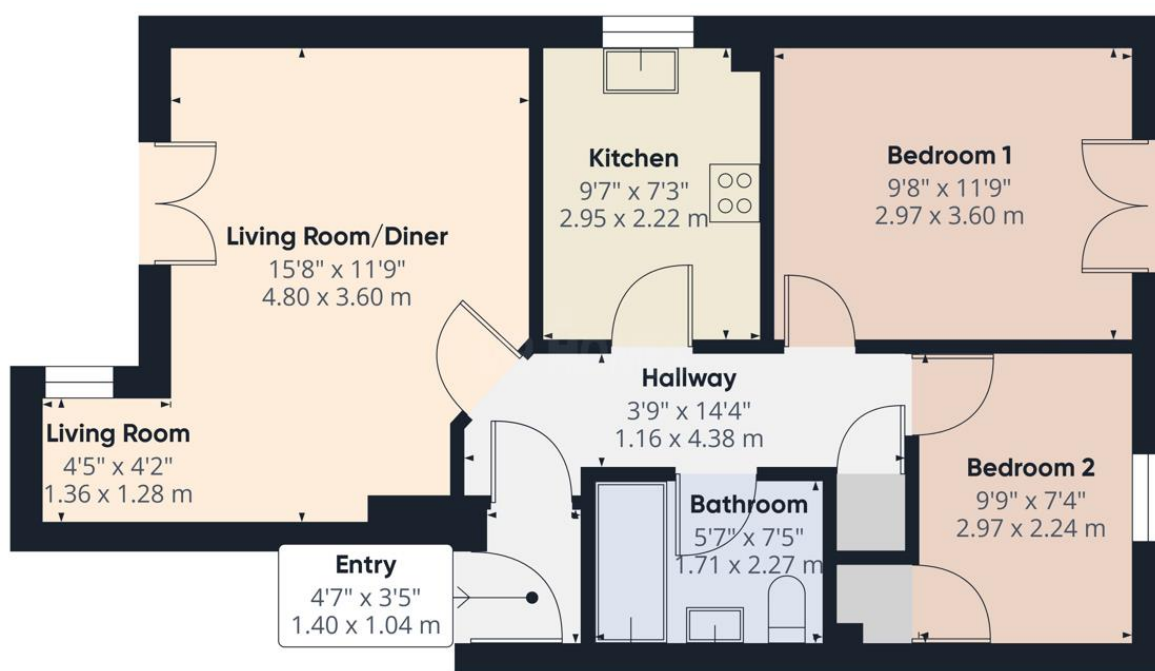
Bedroom 2

7' 4" x 9' 9" (2.23m x 2.97m)

Carpeted; electric radiator; storage cupboard; uPVC DG window to front



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: 579 ft² / 53.9 m²

Calculations reference the RICS IPMS 3C standard.
Measurements are approximate and not to scale.
This floor plan is intended for illustration only

CARDIFF & THE VALE

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