

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Wellington House,
Lewis Street, Canton
Cardiff. CF11 6JY

Guide Price £199,950 to £209,950
Leasehold – 245 Years

Wellington House, Lewis Street, Canton, Cardiff. CF11 6JY.

- NO CHAIN - MUST BE SEEN QUICKLY - BOOK YOUR VIEWING NOW ON 02920 204 555
- IMMACULATE & MODERN 2-BED 2nd FLOOR APARTMENT
- WITHIN WALKING DISTANCE OF CARDIFF CITY CENTRE & CANTON SHOPS, BARS & RESTAURANTS
- OPEN-PLAN - KITCHEN/DINING & SITTING ROOM
- FULL WIDTH GLAZED FRONT with 2x BI-FOLDING DOORS
- CITY VIEWS
- 2x DOUBLE BEDROOMS with FITTED WARDROBES
- LIFT ACCESS
- SECURE BUILDING with SECURITY DOORS & GATES
- LONG LEASE - 245 YEARS APPROX.



*** NO CHAIN ***

AN IMMACULATE 2nd FLOOR 2-BED APARTMENT
EXCELLENT LOCATION NEAR TO CARDIFF CITY CENTRE, CANTON & BUTE PARK

EARLY VIEWING HIGHLY RECOMMENDED

CALL NOW ON 02920 204 555

TENURE: LEASEHOLD - 245 APPROX. YEARS REMAINING.

MR HOMES are pleased to Offer **FOR SALE** with **No Ongoing Chain** this Modern 2-Bedroom Apartment with Open-Plan Modern Living, Giving Easy Access to a Range of Amenities including Bistros, Restaurants, Cafes, Shops, Great Pubs with Bute Park & Sofia Gardens on your Doorstep. This Building has Secure Access with Security Doors & Security Gates, A Lift and Communal Staircases to Upper Floors, Entrance Hallway with Doors to; Utility Cupboard and All Rooms, Open-Plan Kitchen/Dining & Living Room, 2x Double Bedrooms, Spacious Matching Bathroom Suite. Aluminium Frame D/g Windows to Front including Bi-Folding Doors with City Views.

360 VR Tour Link

<https://tour.giraffe360.com/wellingtonhouse8ap>

EPC Rating = C.

Council Tax Band = C.

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

*** Prime Location ***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST WWW.MR-HOMES.CO.UK



Communal Entrance via Security Gates with Fob Access

Entrance Hallway

14' 6" x 4' 6" (4.42m x 1.37m)

Enter Via Fire Door, LVT Flooring, Ceiling Mounted Air Purifier Vent With Switch, Wall Mounted Video Door Entry System, Wall Mounted Underfloor Heating Control Panel For Bathroom, Wall Mounted Hyco Electric Radiator, Plastered Walls And Plastered Ceiling, Spotlights To Ceiling, Doors to Bedroom 1, Bedroom 2, Bathroom And Open-Plan Living/Sitting/Dining Room/Kitchen.

Open-Plan Living/Sitting/Dining/Kitchen Area

23' 7" x 17' 11" (7.18m x 5.46m)

LVT Flooring Continued, Aluminium Frame Double Bi-Fold Doors With Views Over Cardiff City, 2 x Opening Matching North Facing Windows, 3 x Matching Panel North Facing Windows Overlooking The City, Wall Mounted Hyco Electric Radiator, Ceiling Mounted Air Purifier Vent With Switch, Lights All Have Dimmer Switches, Inset Spotlights To Ceiling Over Kitchen Area. Kitchen Has Matching Wall And Base Units, Marble Work Surfaces Over With Matching Marble Upstands, Composite Sink And Drainer With Chrome Mixer Tap Over, 4 Ring Lamona Electric Hob With Extractor Over, Lamona Electric Fan-Assisted Oven, Integrated Fridge/Freezer (50/50 Split), Integrated Lamona Dishwasher, Ceiling Mounted Bluetooth Speaker, Wall Mounted Bluetooth Control Panel For Speaker, Plastered Walls And Plastered Ceiling.



Utility Cupboard (From Hallway)

LVT Flooring Continued, Work Surface With Pressurised Tank And Airflow Duplex Vent Unit, Plumbed For Washing Machine.

Bedroom 1

11' 10" x 7' 8" (3.60m x 2.34m)

Laminate Flooring, Wall Mounted Hyco Electric Radiator, 2 x Wall Lights, Double Doors To Fitted Wardrobe, Ceiling Mounted Speaker, Plastered Walls And Plastered Ceiling.



Bedroom 2

9' 6" x 9' 4" (2.89m x 2.84m)

Laminate Flooring, Wall Mounted Hyco Electric Radiator, 2 x Wall Lights, Plastered Walls And Plastered Ceiling, Double Doors To Fitted Wardrobe.

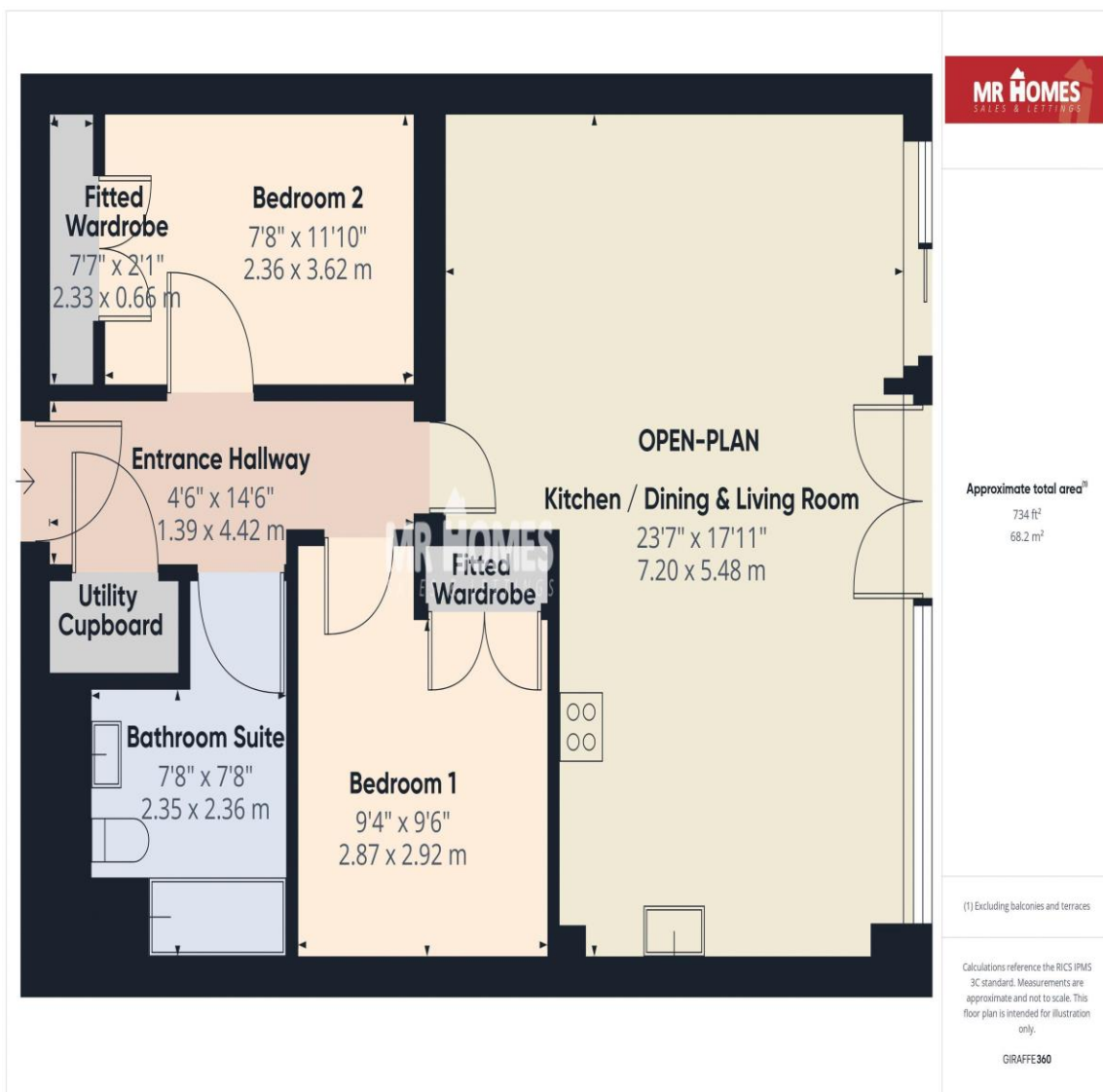
Bathroom Suite

7' 8" x 7' 8" (2.34m x 2.34m)

Tiled Floor, Panel Bath With Fitted Mixer Tap And Mixer Shower Over, Swivel Glass Shower Screen, Wash Hand Basin With Chrome Mixer Tap And Glass Splashback Set In Vanity Cupboard With Wall Mounted Mirror, Close Coupled W.c., Wall Mounted Shaver Point, Chrome Ladder/Towel Radiator, Walls Are Tiled Around Bath, Ceiling Mounted Electric Extractor Fan, Underfloor Heating, Plastered Walls And Plastered Ceiling.



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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