

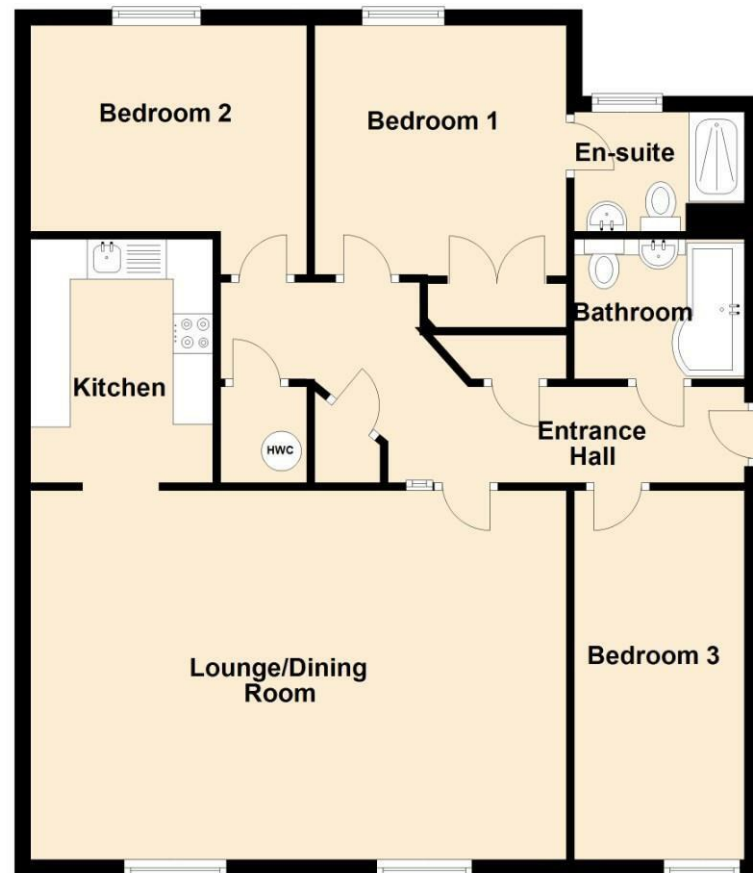


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

Ground Floor



Total area: approx. 92.1 sq. metres (991.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

SHEPHERD SHARPE



13 Messina House  
Vellacott Close

Cardiff CF10 4AS

£199,950

Situated heart of Cardiff Bay, a short walk from the city is the spacious ground floor three double bedroom apartment. Comprising hallway with two storage cupboards, large lounge/dining room, fitted kitchen with integrated appliances, three double bedrooms, en-suite shower room and bathroom. Electric heating, uPVC double glazing, gated secure parking with allocated parking space. Leasehold.





Communal entrance hallway with post boxes. Private front door to hallway.

#### Hallway

Spacious L shaped hallway. Laminate flooring, controls for heating, Creda storage radiator, entry phone, two deep cupboards.

#### Lounge/Dining

22'0" x 12'1" (6.72m x 3.69m)

A bright and light living room. Two large windows looking out onto tree lined Lloyd George Avenue. Laminate floor, electric radiator, electric fire, decorated in white. Opening through to kitchen.

#### Kitchen

10'4" x 7'2" (3.17m x 2.20m)

Fitted wood effect kitchen cupboards, sink and drainer. Integrated electric hob and oven, extractor, fridge, freezer, plumbing for washing machine. Laminate floor, tiled splashback.

#### Bedroom 1

10'4" x 10'3" (3.16m x 3.14m)

uPVC double glazed window to rear. Laminate flooring, storage radiator, built-in wardrobe, decorated in white.

#### En-Suite

4'9" x 6'9" (1.47m x 2.08m)

A good sized shower room. Comprising shower enclosure with Triton electric shower, wash hand basin and wc, both in white. Shaver point, mirror cabinet, radiator, Dimplex fan heater, fully tiled, slate effect laminate floor. uPVC double glazed window.

#### Bedroom 2

11'1" x 7'11" (3.40m x 2.43m)

uPVC double glazed window to rear. Laminate flooring, storage radiator, decorated in white.

#### Bedroom 3

15'5" x 6'11" (4.70m x 2.11m)

uPVC double glazed window to front. Laminate floor, storage radiator, decorated in white.

#### Bathroom

5'11" x 6'10" (1.82m x 2.10m)

Comprising panelled bath, wash hand basin and wc, built-in storage. White tiled splashback, cushion floor, chrome heated towel, Creda fan heater, extractor.

#### Communal Areas

The property can be accessed on foot at the front of Lloyd George Avenue, at the rear there is secure parking with an allocated space for number 13, plus some additional visitor spaces. There is also separate access from the rear of the property.

#### Lease Details

Lease 999 years from 1st November 2000.  
Maintenance/Service Charge £2,160 p.a.  
Ground rent £450 p.a.

#### Council Tax

Band E

#### Post Code

CF10 4AS

