



Wellington House Lewis

£180,000

- NO CHAIN
- Ideal Investment Property
- Central Location
- Large Balcony with Fantastic Views
- Close to Local Amenities
- EPC Rating: C



2 1 1



About the property

Located perfectly between Cardiff City Centre and Canton high street is this beautifully presented two bedroom apartment being sold with NO ONGOING CHAIN!!! Situated within walking distance of all local amenities such as shops, schools, hospitals and transport links, this property has a very central location! It is also within close proximity local attractions such as Cardiff City Centre, Cardiff Castle and Sophia Gardens. Internally the property comprises entrance hall, living room, kitchen, master bedroom, second bedroom and bathroom. The property further benefits from a large balcony with fantastic views! Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance

Laminate flooring, storage cupboard, mounted heater

Living Room

19' 1" x 15' 5" (5.82m x 4.70m)

Laminate flooring, bifolding doors onto wrap around balcony, windows to front of property, open plan kitchen living, light fittings, mounted heater, power points

Kitchen

11' x 6' 9" (3.35m x 2.06m)

Hob, work top space with fitted sink, floor and wall mounted units, integrated appliances, power points, storage



Bedroom 1

14' x 10' 4" (4.27m x 3.15m)

Double Bedroom, carpeted flooring, storage cupboards,
Large double window to front of property, mounted heater,
power points & light fitting

Bedroom 2/home Office

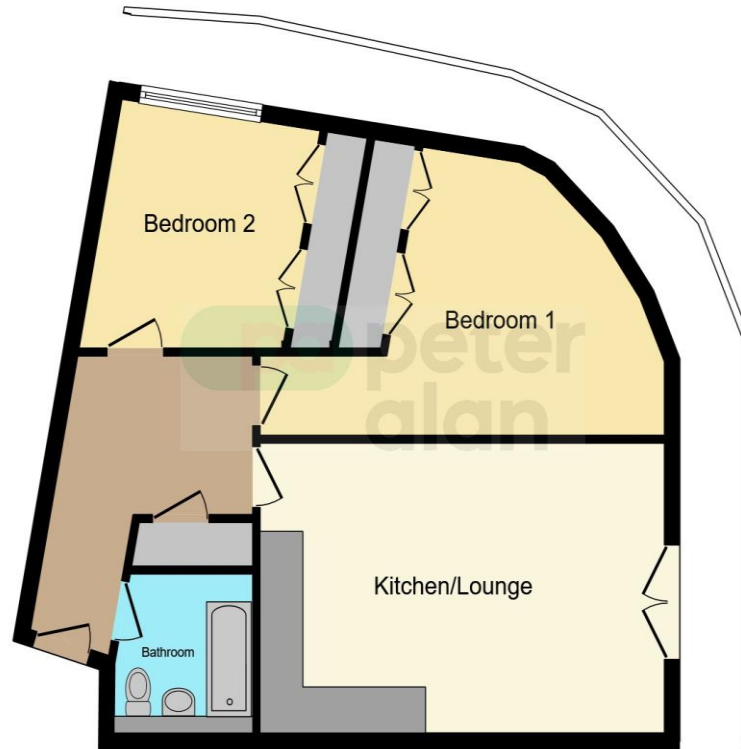
Irregular Shaped Room 12' 10" x 19' 1" MAX (3.91m x
5.82m)

Double Bedroom, carpeted flooring, storage cupboards,
double static window, mounted heater, power points

Bathroom

Three piece suite, over bath shower, tiled flooring, semi tiled
walls, storage

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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