



## David Morgan offers in the region of £200,000

- Council Tax Letter - E
- EPC Rating - E
- Roof Top Terrace
- Heart of City Centre
- Sought After Building
- EPC Rating: C





## About the property

Located in the HEART of Cardiff City Centre is this one bedroom Penthouse apartment situated within the very popular and sought after David Morgan Apartment Building! On your doorstep you have access to all amenities and local attractions such as John Lewis, St. David Shopping Centre and the vibrant Mill Lane full to restaurants and bars.

Internally the property comprises entrance hall, living room/kitchen, bedroom and bathroom. The property further benefits from a roof top terrace with stunning views over Cardiff! Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

Access to communal area with lifts and stairs to each floor.

### Hallway

Enter into apartment. Storage cupboards. Stairs to roof top terrace.

### Lounge

### Kitchen

Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Space for appliances.



## Master Bedroom

uPVC window. Built in wardrobe.

## Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and wc.

## Roof Top Terrace

C shaped roof top terrace.

## Floorplan



## 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.