



## Morel Court, offers in the region of £155,000

- Council Tax Band - D
- Allocated Parking Space and Visitor Bays
- Top Floor Apartment
- Walking Distance to Local Amenities
- Sought After Estate
- EPC Rating: C



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## About the property

Located within Cardiff Bay and just a stone throw from Cardiff Bay Retail Park is this top floor two bedroom flat that would be PERFECT for First Time Buyers! The property is within close proximity to all local amenities such as shops, pubs, transport links and local attractions such as International Sports Village and Vindico Arena. Internally the property comprises communal entrance hall with access to flat, hallway, lounge, kitchen, two bedrooms and bathroom. To the front of the property there is a car park with an allocated parking space for the flat and multiple visitor bays. The apartment further benefits from loft storage. There is also a communal garden surrounding the building. 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

### Hallway

Access to loft storage and all rooms. Recently renovated throughout. New plastered ceilings and newly painted.

### Lounge

11' 2" max x 19' 2" max ( 3.40m max x 5.84m max )

Recently renovated throughout. New plastered ceilings. Newly painted.

### Kitchen

8' 1" x 7' 8" ( 2.46m x 2.34m )

Recently renovated kitchen. New units and tiles.





## Master Bedroom

8' 1" x 9' 1" ( 2.46m x 2.77m )

Recently renovated. New plastered ceilings. Newly painted.

## Bedroom Two

8' 1" x 6' 8" ( 2.46m x 2.03m )

Recently renovated throughout. New plastered ceilings.  
Newly painted.

## Bathroom

Recently renovated. New bathroom suite, tiling and plastered ceilings.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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