



## Cadogan House West offers over £150,000

- NO CHAIN PROPERTY
- Sought After Location
- Within the Heart of Cardiff Bay
- Stone Throw from Mermaid Quay
- Walking Distance to Cardiff Bay Train Station
- Tenant in Situ
- EPC Rating: B



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## About the property

Located in the heart of the Cardiff Bay, is this beautifully presented and spacious two bedroom apartment! Located just a stone's throw from bay side attractions, local transport, cafes, parks, shops and restaurants!!! The apartment also benefits from having a south facing aspect for plenty of light and provides view towards Mermaid Quay. Internally the property comprises communal entrance with lift and stairs to apartment. Inside the apartment you then have a open plan living/kitchen area, master bedroom with ensuite, second bedroom and bathroom. Additionally the apartment is located close to the city by foot/cycle easily using the pleasant Lloyd George Avenue or jumping on the Taff trail. 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

### Lounge/Kitchen

Irregular Shaped Room 18' max x 12' 4" max ( 5.49m max x 3.76m)

### Master Bedroom

14' x 11' 6" ( 4.27m x 3.51m )

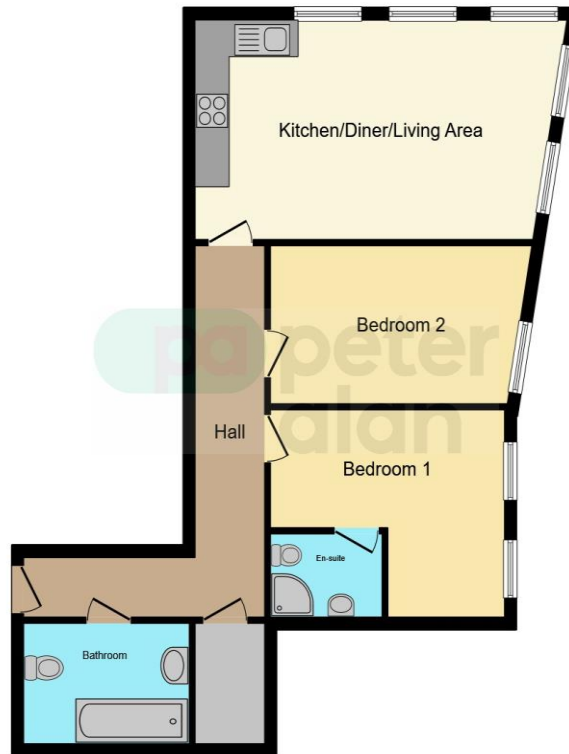
### Ensuite



## Bedroom Two

14' 7" x 10' 3" ( 4.45m x 3.12m )

## 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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