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CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mrs Ruby Ledley

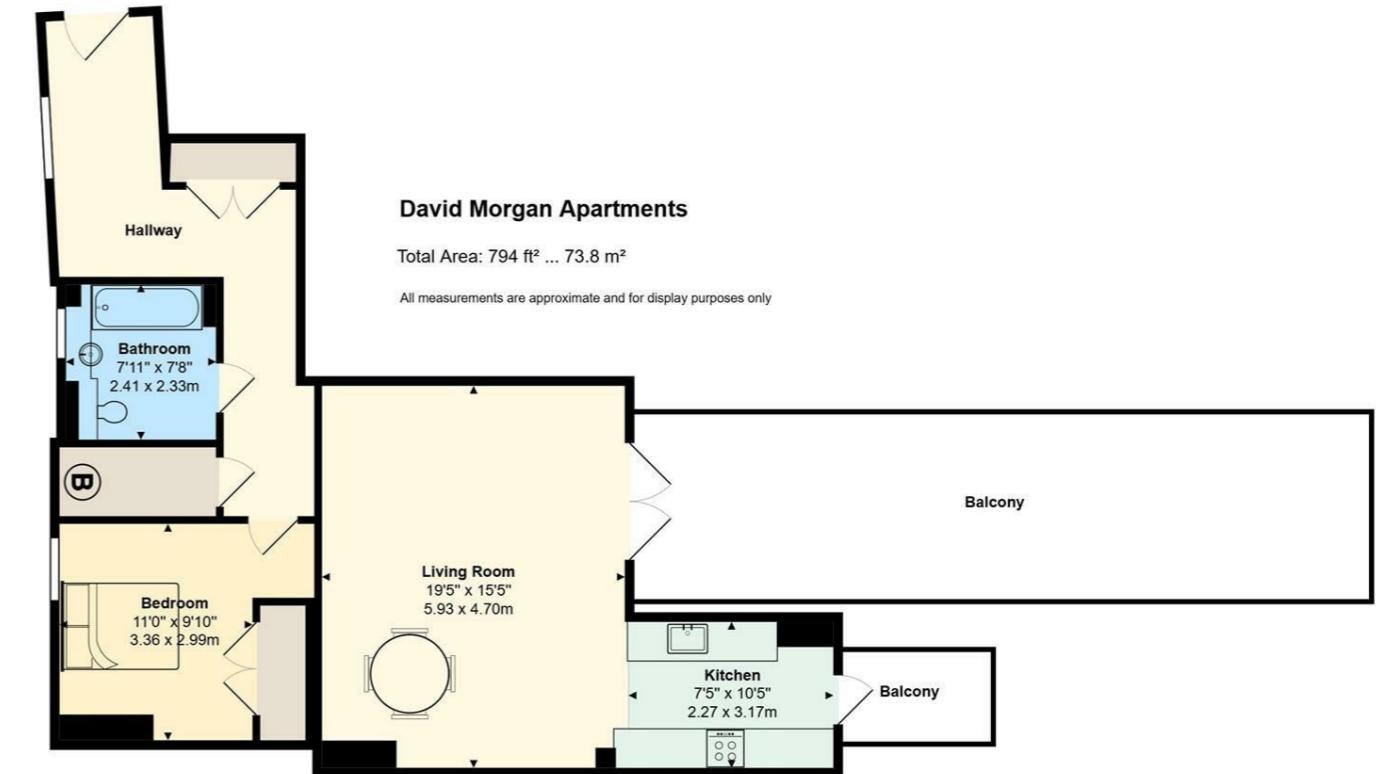


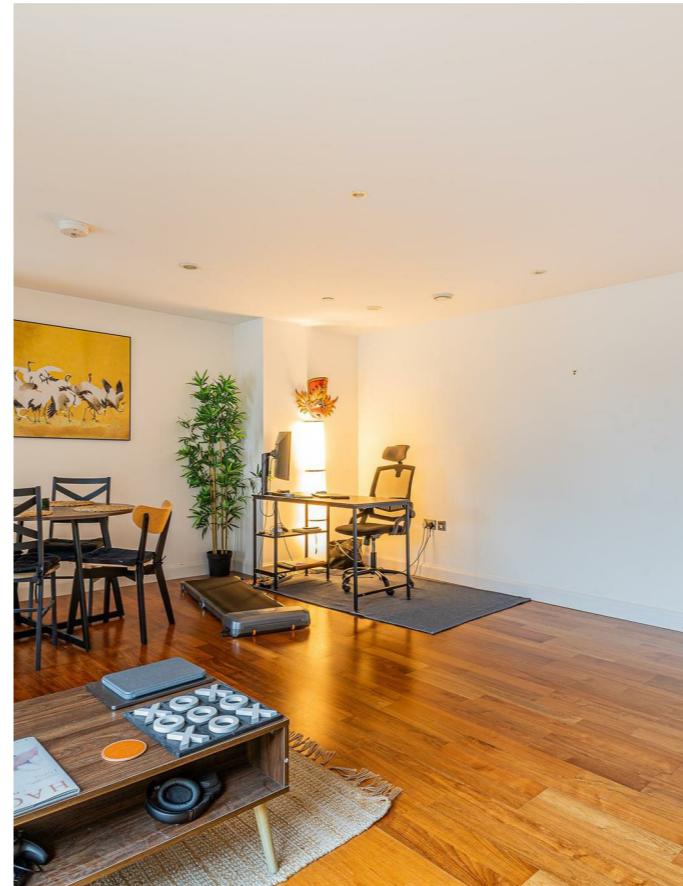
**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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Comments by the Homeowner





# Barry Lane

, Cardiff, CF10 1FR

Guide Price

£175,000



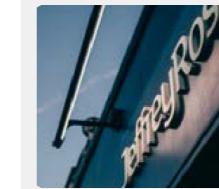
1 Bedroom(s)



1 Bathroom(s)



794.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Situated in the heart of Cardiff city centre, this spacious fourth floor apartment is believed to occupy the old 'corsetry' in what was once the prestigious David Morgan Department Store. This beautifully presented top floor apartment offers a generous amount of light & airy accommodation throughout and an outdoor terrace that promises one of the best views that you're likely to find anywhere in the city!

The outside of the building has maintained its beautiful Victorian aesthetic and boasts an enviable central position. Seconds away from the David Morgan Apartments you will find an array of wonderful shops, bars and eateries situated on the Hayes, as well as numerous boutique stores in the historic neighbouring arcades.

The apartment is accessed through the Morgan Arcade via a secure entrance into the immaculately presented communal lobby. From here you will ascend to the apartment via the residential lift. This stylish home offers accommodation comprising of a larger than average entrance hallway with two in-built store cupboards, fitted 3 piece bathroom suite with 'travertine' tiled walls, double-bedroom with built-in double wardrobe, and a spacious living/dining room open plan to fully integrated 'high gloss' fitted kitchen with door opening to a second balcony. The property boasts 828sqft of internal living space and an additional 410sqft of outside space.

One of the standout features of this property is the southerly-facing, private outdoor terrace, offering breathtaking views across the city skyline and beyond

Being chain-free, this flat presents a hassle-free opportunity for potential buyers to make a swift move into their new home. A truly rare opportunity to acquire a city centre apartment in prime location a stone's throw away from a variety of shops, restaurants, and local amenities, with truly mesmerizing views



**Hallway**

BANDE

**Bathroom** 7'11 x 7'8 (2.41m x 2.34m)

**Storage**

**Bedroom** 11 x 9'10 (3.35m x 3.00m)

**Living Room** 19'5 x 15'5 (5.92m x 4.70m)

**Kitchen** 7'5 x 10'5 (2.26m x 3.18m)

**Tenure**

Leasehold. This is to be confirmed by your legal representative.

**Lease Length**

**Service Charge**

£2182 per 6 months

**Ground Rent**

£150 per annum

**EPC**

**Council Tax**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

