



**The Old Brewery Quarter, St Mary Street, Cardiff, CF10 1FP**

**Price £200,000**

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# The Old Brewery Quarter, St Mary Street, Cardiff, CF10 1FP

## Price £200,000



### Prime Cardiff City Centre Location

Situated in the heart of Cardiff, this stylish three-bedroom apartment is located in the iconic Malthouse development within the vibrant Brewery Quarter. Just moments away from shops, restaurants, bars, and key attractions like Cardiff Castle and the Millennium Stadium, this property offers unparalleled convenience.

### Generous Living Space

This apartment boasts over 1000 sq ft of well-designed living space, making it a standout opportunity for buyers seeking comfort and functionality. The open-plan living area is perfect for socialising or unwinding, and the large windows fill the space with natural light, enhancing the apartment's modern feel.

### Open-Plan Kitchen and Living Room

The spacious open-plan living room seamlessly connects to a fully fitted kitchen, featuring integrated appliances, modern cabinetry, and stylish finishes. Whether you're preparing meals or hosting friends, this layout provides an ideal setting for modern city living.

### Three Double Bedrooms

All three bedrooms in this apartment are generously sized, perfect for accommodating family, guests, or tenants. The master bedroom benefits from its own en-suite shower room, while the other two double bedrooms share a contemporary family bathroom, offering convenience for residents.

### Modern Ensuite and Family Bathroom

The ensuite shower room connected to the master bedroom is finished to a high standard, complete with sleek tiling and modern fixtures. The main bathroom provides a luxurious space with a bathtub and overhead shower, making it suitable for both relaxation and practicality.

### No Onward Chain – Ideal for Investors

This apartment is offered with no onward chain, making it a fantastic investment opportunity. Previously let for £1,100pcm, it presents a great potential for buy-to-let investors or those looking to expand their property portfolio in a high-demand location.

### Secure and Convenient Living

Residents of the Malthouse benefit from a secure entry system and lift access to the second floor, ensuring convenience and peace of mind. The communal areas are well-maintained, adding to the overall appeal of this sought-after development.

### Close to Key Transport Links

Living in the city centre, you're just minutes away from Cardiff Central Train Station and Cardiff Bus Station, making commuting or travelling further afield easy and efficient. The surrounding area also offers paid parking options for added convenience.

### Sought-After Development with a Rich History

The Malthouse is part of the historic Brains Brewery site, now a thriving hub in Cardiff's city centre. This unique setting combines the charm of Cardiff's industrial past with modern amenities and vibrant city life, appealing to professionals, first-time buyers, and investors alike.

### Viewing Highly Recommended

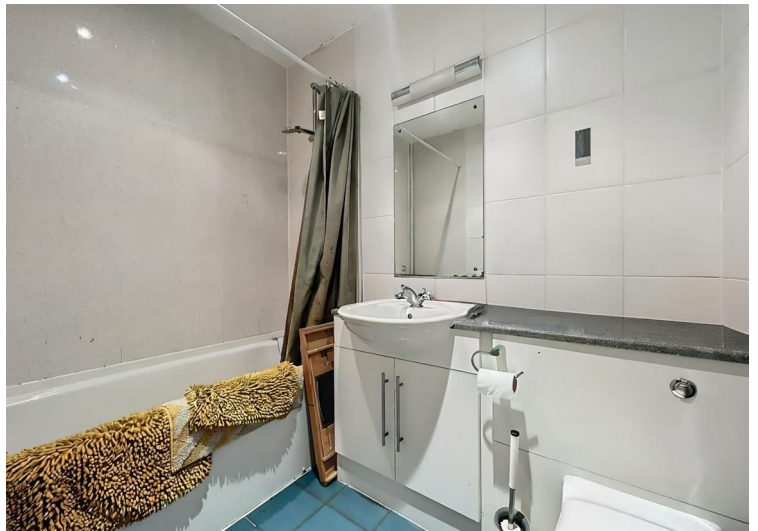
If you're looking for a spacious and modern apartment in one of Cardiff's most iconic developments, this property is a must-see. With no onward chain, an enviable location, and excellent rental potential, it's perfect for both personal use and investment. Call us today to arrange a viewing!

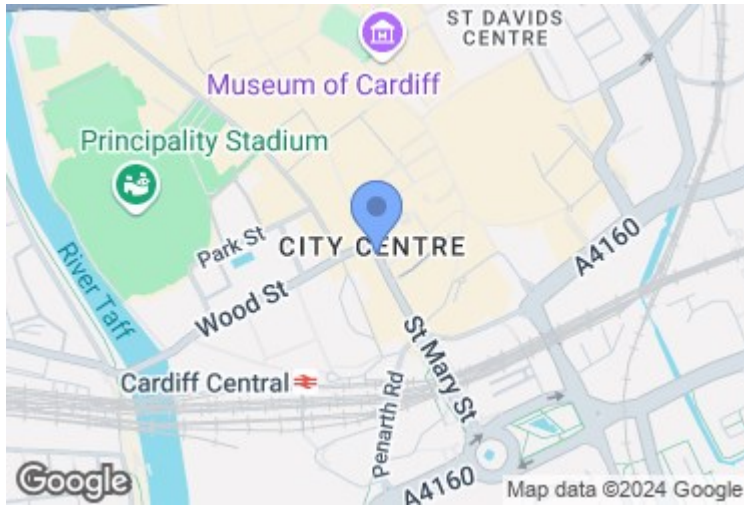
### Tenure

We have been advised that the property is LEASEHOLD with Approx 176 years remaining. Annual service charge of £3,400.00.

### Council Tax

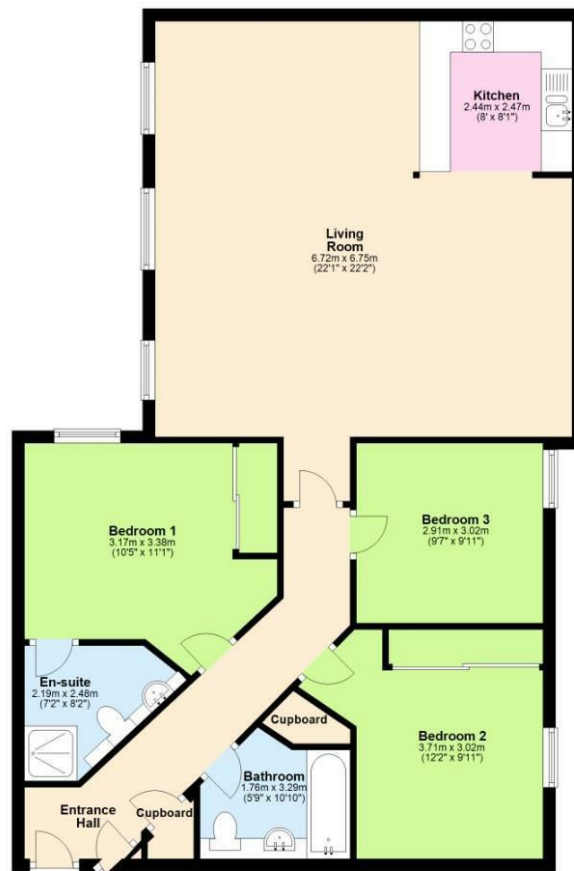
Band E.





### Second Floor

Approx. 96.2 sq. metres (1036.0 sq. feet)



Total area: approx. 96.2 sq. metres (1036.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
77	85

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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