



2 St. Mary Street, Cardiff, CF10 1AD

Guide Price £155,000

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Prime Location in the Heart of Cardiff

Positioned in one of Cardiff's most vibrant and historic locations, this three-bedroom apartment sits within the landmark Malthouse development in the Brewery Quarter. Just moments away from iconic destinations such as Cardiff Castle and the Principality Stadium, and surrounded by bars, restaurants, shops, and entertainment venues, the location offers unbeatable convenience and connectivity.

Whether you're looking to enjoy the hustle and bustle of city life, or invest in a high-demand rental area, this home delivers the perfect mix of location, comfort, and style.

Generous Living Space

One of the standout features of this apartment is its substantial size, offering over 1000 sq ft of thoughtfully arranged accommodation. Ideal for those who value space, whether as a home or investment, this apartment provides room to breathe, entertain and relax.

The large open-plan living area creates a central hub for the home. Expansive windows invite plenty of natural light, enhancing the bright, contemporary design. Whether hosting guests or enjoying a quiet night in, this room effortlessly accommodates a variety of living needs.

Modern Kitchen for Contemporary Living

The open-plan kitchen is fitted with modern cabinetry, sleek finishes, and integrated appliances – making it both functional and stylish. Perfectly positioned within the main living space, it ensures you stay connected to the rest of the home, whether preparing dinner or entertaining friends.

With a practical layout and modern design, this space caters perfectly to the lifestyle needs of today's city dwellers.

Three Double Bedrooms

The apartment offers three generously sized double bedrooms – ideal for professionals, sharers, families, or tenants. Each bedroom is well-proportioned, with room for additional furniture and storage.

The master bedroom includes a contemporary ensuite shower room, offering an extra level of privacy and convenience. The two further double bedrooms share access to a spacious family bathroom, designed with clean lines and modern fixtures.

Ensuite and Family Bathroom

The ensuite to the master bedroom has been stylishly fitted, featuring sleek tiling, a modern shower enclosure, and chrome finishes.

The main bathroom is equally well-presented, with a bath and overhead shower, making it ideal for both quick showers and relaxing soaks.

Secure & Convenient Development

Located on the second floor, the apartment is easily accessed via a lift, with a secure entry system providing added peace of mind. The communal areas are well-maintained, reflecting the quality and reputation of The Malthouse development.

Transport and Connectivity

The apartment is perfectly placed for commuters, with Cardiff Central train station and the city's main bus terminal just minutes away. Whether you work locally or travel frequently, this location provides unmatched access to public transport.

A Development Steeped in History

The Malthouse forms part of the historic Brains Brewery site, transformed into one of Cardiff's most desirable urban living areas. The architecture retains nods to Cardiff's industrial heritage while embracing modern city life, making it a unique and attractive place to call home.

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.

Auctioneer Comments

This property is for sale by the Modern Method of Auction,

meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Tenure

We have been advised that the property is LEASEHOLD with Approx 176 years remaining. Annual service charge of £3,744.96 - Ground Rent - £100.00 per annum

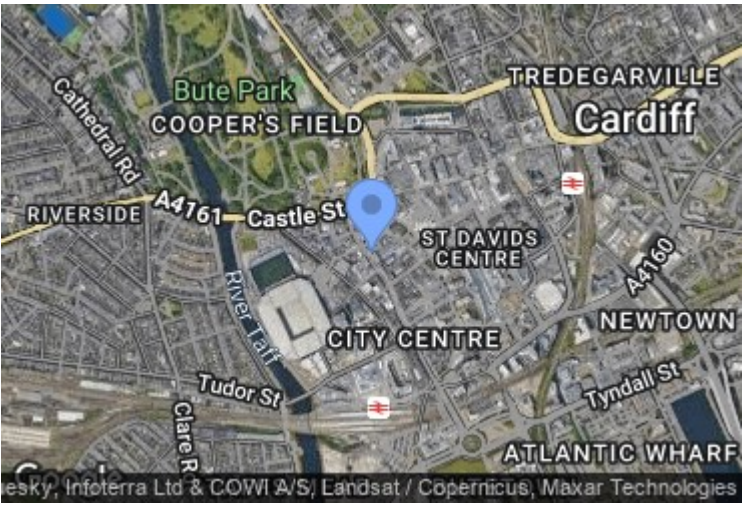
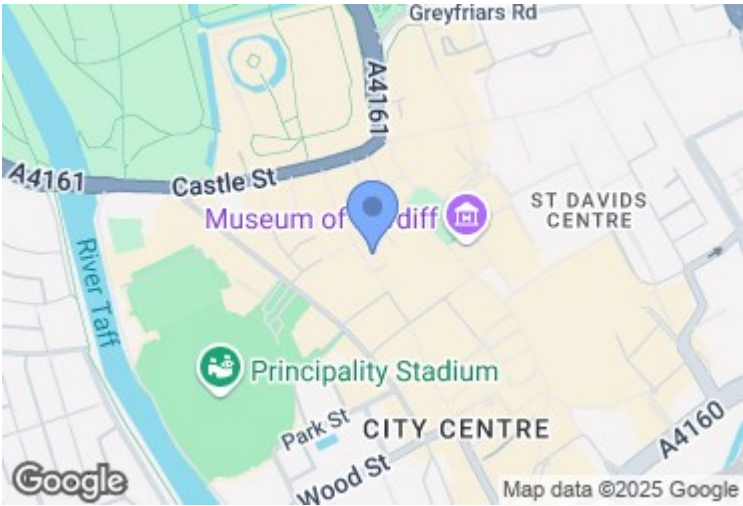
Council Tax

Band E.

Please Note

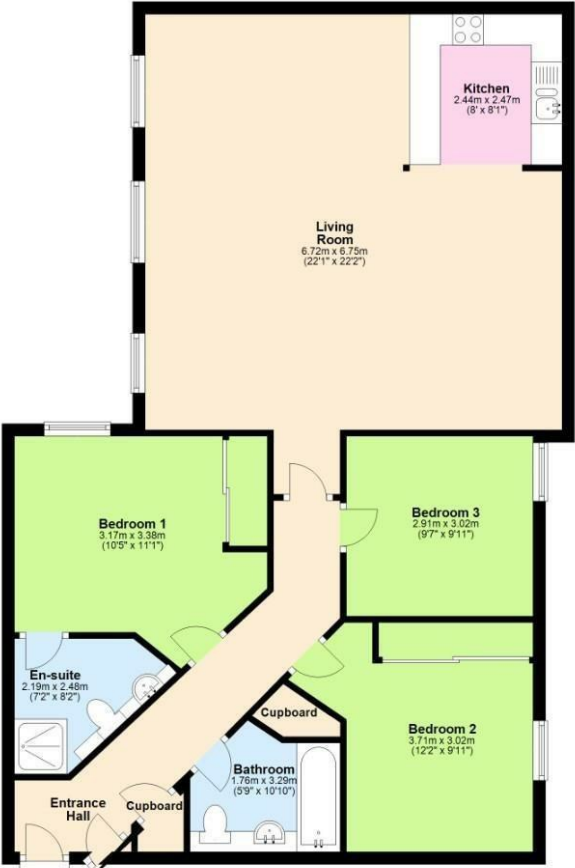
All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(1-30) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.