

84 Jim Driscoll Way, Sand Wharf, Grangetown
Cardiff
CF11 7JN

Communal Hall
Entered via a security entry system. Stairwell & Lift.

Entrance Hall
Enter via a panelled door into this most inviting hall with doors off leading to lounge, two bedrooms, bathroom W.C. & closet. Convector heater. Intercom handset



Lounge Kitchen 25'4" x 14'8"



Kitchen Area
The kitchen has been totally renovated boasting a large selection of high quality gloss wall and base units incorporating a stainless steel sink unit & mixer tap, integrated electric induction hob, oven & extractor canopy, dish washer, washing machine, fridge & freezer. Tiled splash backs. Tiled floor. Patio door leading to balcony with views over park.



Lounge Area
A very nicely presented living room with large window offering lovely waterside views. Convector heater. Through Access to



Bedroom One 10'4" (min) x 9'7"
A good sized fitted double bedroom featuring floor to ceiling mirror wardrobes. Window. Convector heater. Door leading tp



En Suite Shower Room W.C.
Fully tiled to walls and floor. Suite comprising of a low level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating a chrome mains fed mixer shower. Convector heater



Bedroom Two 10'6" x 7'8"
Again featuring a floor to ceiling mirror wardrobe. Window.



Bathroom W.C.
Partially tiled walls with modern white suite comprising of a low level W.C. Vanity unit with wash hand basin. Panelled bath. Tiled floor. Convector heater



Parking
Secure parking plot within under croft area.

FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

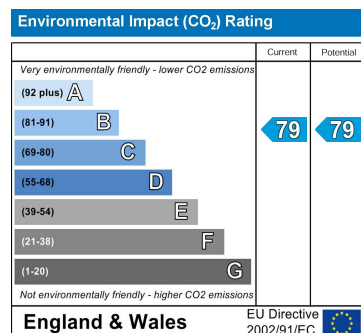
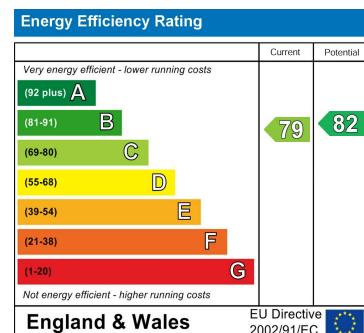
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be LEASEHOLD. GROUND RENT £94.00 PER ANNUM. 999 YEAR LEASE THAT COMMENCED 2003. SERVICE CHARGE OF £247,00 PER CALENDER MONTH TO INCLUDE MAINTENANCE OF INTERIOR AND EXTERIOR COMMUNAL AREAS, LIFTS, BUILDING INSURANCE AND WATER.. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



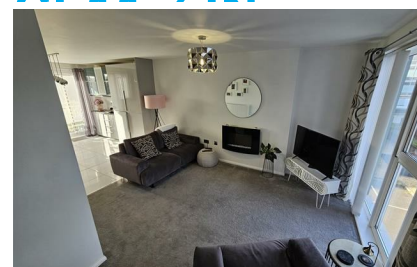
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Really Must Be Viewed. This Stunning Purpose Built Second Floor Apartment With Lovely Views To Both Front & Rear To Include Water & Park. The Vendor Has Spent Thousands To Improve The Apartment Resulting In A Very Living Experience. Generous Sized Accommodation Briefly Comprising Of Communal Hallway With Lift & Stairwell, Entrance Hall, 25' Open Plan Lounge Kitchen That Has Been Totally Refitted To Include Integrated Appliances, Balcony Overlooking Park, Two Bedrooms, Master En Suite Shower Room W.C. & Bathroom W.C. Intercom Security Entry System. Upvc Windows. Under Croft Secure Parking Plot. Lovely Decoration Throughout. The Apartment Is Located At This Popular Location To The South Of Cardiff With Easy Links To Cardiff Bay & Its Facilities To Include A Retail Park, Shops, Bars & Restaurants. Viewing Is Most Highly Recommended

£189,950 Leasehold

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www.hoskinsmorgan.co.uk