

# Museum View, Park Place, Cardiff City Centre, Cardiff, CF10 3DQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Two Bedroom Apartment

2

2

2

1

# Property Description

**\*\*MUSEUM VIEW - A HIGH SPECIFICATION CITY CENTRE DEVELOPMENT\*\*** A redevelopment of a perfectly located building situated in the heart of Cardiff City Centre offering stunning views over the Museum and Park. This sympathetically designed scheme offers one, two and three bedroom luxury apartments set over four floors as part of an original and newly developed building. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification including Sigma kitchens with Neff appliances. A video entry intercom system is included and brand new double glazing throughout. Secure gated access to an allocated undercroft parking space. Internal bike storage. For further information call MGY on 02920 465466.

Tenure Leasehold

Council Tax Band TBC

Floor Area Approx 898 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via Shelbourne Black door, with security spy hole. Classic CFS LTV Cinnamon Oak flooring. Video entry intercom system. Partly panelled walls and wall mounted electric heater. Storage cupboard housing hot water tank. Spotlights and coving to ceiling.

## LOUNGE/DINER/KITCHEN

19' 2" x 13' 9" (5.86m x 4.21m)

### LOUNGE/DINER

An excellent lounge and dining space accessed via Kensington Oak double doors from the entrance hall. Continuation of Classic CFS LTV Cinnamon Oak flooring with two double glazed sash windows with impressive park and museum views to front aspect. Spotlights and coving to ceiling. Wall mounted electric heater. PowerPoints.

### KITCHEN

A high quality Sigma fitted kitchen with a range of wall, base and drawer units with quartz worktops over and splashbacks, incorporating inset double sink with drainer and mixer tap over. Under unit lighting. Integrated appliances including Neff electric oven, microwave, dishwasher and fridge freezer. Four ring Neff induction hob and extractor hood over. Extractor fan.

## UTILITY ROOM

7' 1" x 5' 2" (2.16m x 1.60m)  
Continuation of Classic CFS LTV Cinnamon Oak flooring. Worktops incorporating stainless steel sink and drainer with mixer tap over. Plumbing for washing machine and ample storage. Wall mounted electric heater. PowerPoints. Spotlights to ceiling.

## BEDROOM ONE

14' 11" x 14' 0" (4.56m x 4.28m)  
Spacious double bedroom, with double glazed sash window to side. Classic CFS LTV Cinnamon Oak flooring. Wall mounted electric heater. Spotlights to ceiling. Fitted wardrobe with double doors. Door to en-suite:

## ENSUITE

7' 8" x 4' 5" (2.36m x 1.37m)  
Modern suite comprising: Walk in tiled double shower cubicle, with sliding glass doors and mains shower, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Camaro 2319 LTV Ocean Slate flooring and partly tiled walls. Extractor fan. Shaver point. Heated towel rail. Spotlights to ceiling.

## BEDROOM TWO

14' 3" x 7' 4" (4.35m x 2.26m)  
Second bedroom with two double glazed sash windows overlooking the park. Classic CFS LTV Cinnamon Oak wooden flooring. Fitted wardrobe with double doors. Wall mounted electric heater. Spotlights to ceiling. PowerPoints.

## BATHROOM

9' 2" x 5' 1" (2.80m x 1.56m)  
Exceptional modern suite comprising: panelled bath, with mains shower over and glass shower screen, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Tiled flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling.

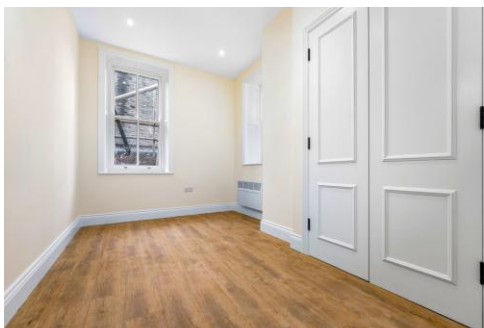
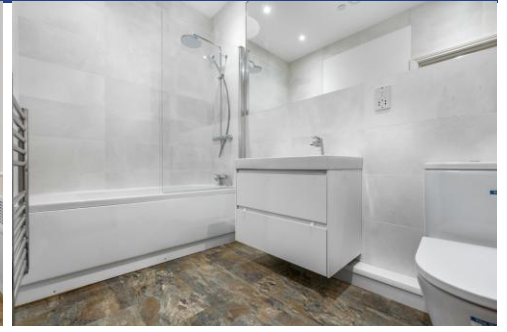
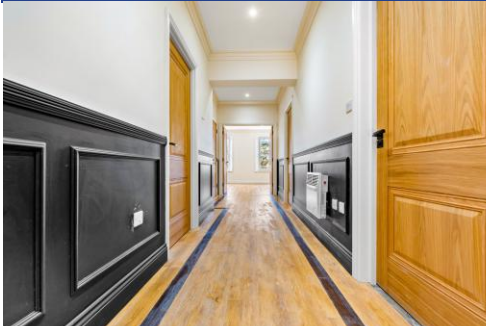
## PARKING

One allocated undercroft parking space.

## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from build. Low service charges of £1,920.92 per annum. There is no ground rent payable as this is Peppercorn.

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## FIRST FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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