



**ST STEPHENS MANSIONS**  
**MOUNT STUART SQUARE**  
**CARDIFF BAY**  
**CARDIFF CF10 5LQ**

ASKING PRICE OF  
**£190,000**



**SECOND FLOOR APARTMENT**



**2**



**2**



**2**



**1**

**\*\*IMMACULATELY PRESENTED, NO CHAIN\*\*** MGY are delighted to bring to market this superb two bedroom, second floor apartment located within the popular St Stephens Mansions development in Cardiff Bay. The modern accommodation briefly comprises entrance hallway, open plan living/ dining room, kitchen, two double bedrooms (master with en-suite), and family bathroom. The property further benefits from a video entry intercom system, double glazing throughout and secure gated parking, with an allocated parking space. No chain.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Video entry intercom system. Carpeted flooring. Two built in storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Doors leading to all rooms.

#### LOUNGE

19' 5" x 14' 0" (5.94m x 4.29m)  
Double glazed uPVC windows, to front. Spacious living room. Carpeted flooring. TV and Telephone point. Two wall mounted electric panel heaters. Coving and spotlights to ceiling.

#### KITCHEN

14' 8" x 7' 6" (4.48m x 2.30m)  
Tiled flooring. Part tiled walls and splashbacks. Fitted kitchen with a range of wall, base and drawer units and work surfaces across two walls incorporating stainless steel sink. Four ring electric hob, with extractor fan over. Integrated Smeg oven, microwave, fridge freezer and washing machine.

#### BEDROOM ONE

14' 0" x 10' 2" (4.29m x 3.11m)  
Double glazed uPVC window to front. Carpeted flooring. Fitted wardrobes and storage. TV and Telephone point. Wall mounted electric panel heater. Door to en-suite.

#### EN-SUITE

Tiled flooring. Fully tiled walls. Shower cubicle. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Heater. Spotlights.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 864 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM TWO

14' 0" x 10' 3" (4.29m x 3.13m)  
Double glazed uPVC windows to front. Carpeted flooring. TV and Telephone point. Wall mounted electric panel heater.

#### BATHROOM

Tiled flooring. Fully tiled walls. Panelled bath. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Heater. Spotlights.

#### PARKING

Secure gated access to an allocated parking space.

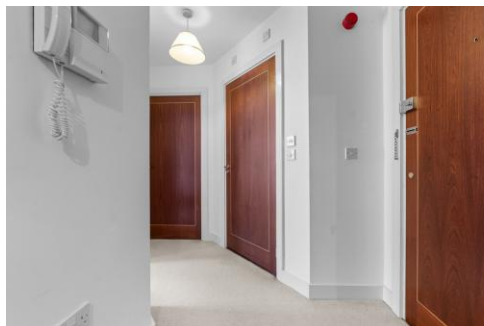
#### TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2,435 per annum, which includes building insurance, water rates, secure fob access, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £173.34 per annum.



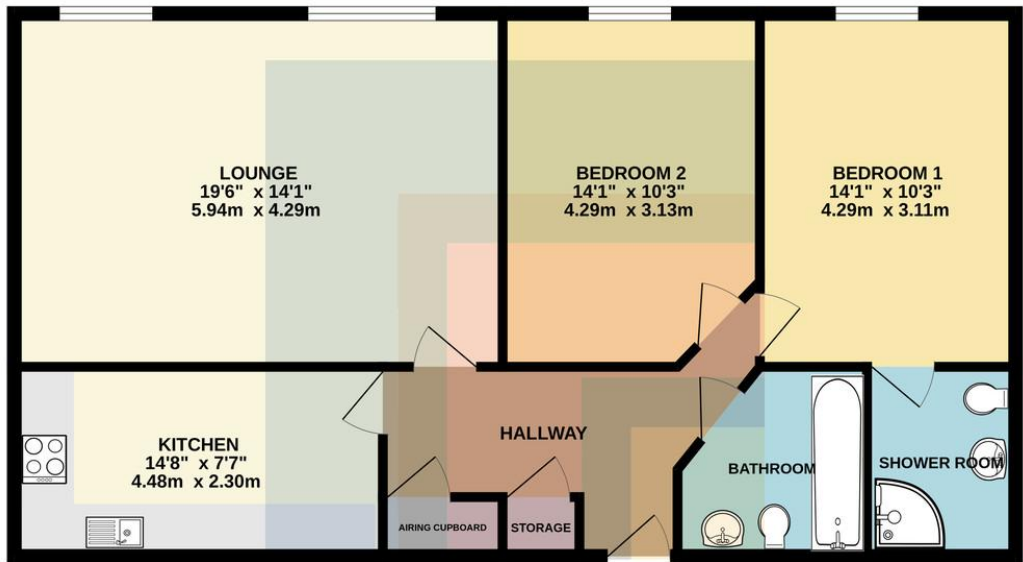


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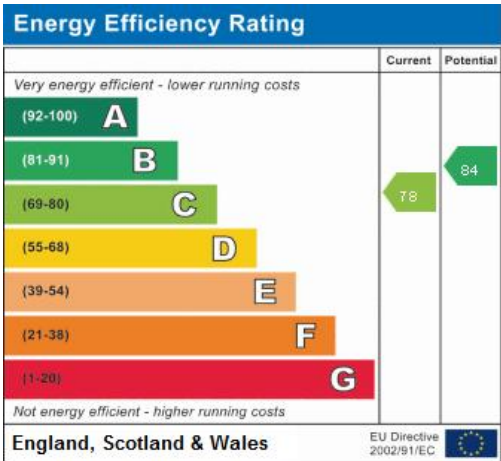


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SECOND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA - 864 sq.ft. (80.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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