

Park View,

Greyfriars Road, Cardiff, CF10 3AL



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



Third Floor Apartment



Property Description

****NO CHAIN* *FANTASTIC CITY CENTRE APARTMENT**** MGY are pleased to present for sale a spacious two bedroom, third floor apartment, located in the popular Park View development. The development boasts a fantastic position, in the heart of the city centre, with great views. It also benefits from gated access to an allocated undercroft parking space and concierge service onsite. The larger than average accommodation comprises of open plan living/dining area, kitchen, two double bedrooms, one with en-suite, main bathroom, electric heating throughout and balcony. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 893 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. LVT flooring. Video entry intercom system. Wall mounted electric panel heater. Three storage cupboards, one housing hot water tank and one with plumbing for washing machine. Spotlights.

LOUNGE/DINER

14' 7" x 16' 11" (4.46m x 5.16m)
An excellent living space with continuation of LVT flooring and access via double glazed doors onto a large decked terrace with impressive City Views. Double glazed window to front. TV aerial point. Telephone point. Spotlights. Wall mounted electric panel heater.

KITCHEN

11' 2" x 6' 2" (3.42m x 1.90m)
Fitted kitchen with a range of wall, base and drawer units with contrasting worktops over and splashbacks, incorporating inset sink with drainer and mixer tap over. Integrated appliances including electric oven, microwave, dishwasher and fridge freezer. Four ring electric hob and extractor hood over. Extractor fan.

BALCONY

Large decked balcony, with superb city centre views, accessed from the living room and bedroom one.

BEDROOM ONE

18' 7" x 10' 2" (5.67m x 3.10m)
Spacious double bedroom, with double glazed doors leading onto the decked terrace. LVT flooring. Wall mounted electric heater. Spotlights. Fitted wardrobe with double doors and additional fitted wardrobe. Door to en-suite:

EN-SUITE

7' 5" x 6' 5" (2.28m x 1.97m)
Part tiled walls. Tiled flooring. Panelled bath with mains shower over and tiled splashbacks with large mirror over. W.C. Wall mounted wash hand basin, with mixer tap and mirror over. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

14' 1" x 9' 1" (4.30m x 2.78m)
A spacious second double bedroom. Double glazed window to front. Carpeted flooring. Wall mounted electric panel heater. Spotlights.

SHOWER ROOM

6' 9" x 5' 10" (2.08m x 1.79m)
Part tiled walls. Corner shower cubicle, with mains shower and tiled splashbacks. W.C. Wall mounted wash hand basin, with mixer tap. Large mirror over. LVT flooring. Heated towel rail. Shaver point. Extractor fan. Spotlights.

FACILITIES

Onsite concierge service.

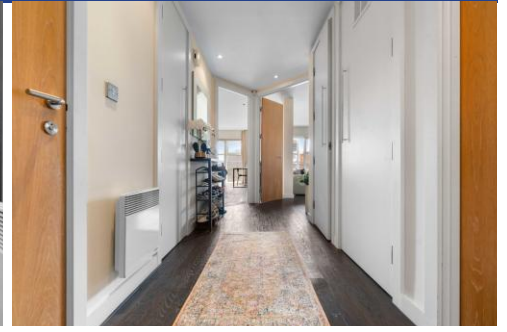
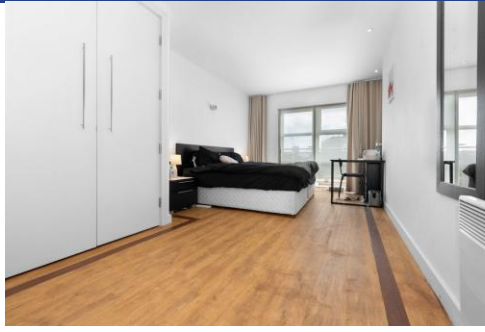
PARKING

Secure gated fob access to an allocated undercroft parking space.

TENURE

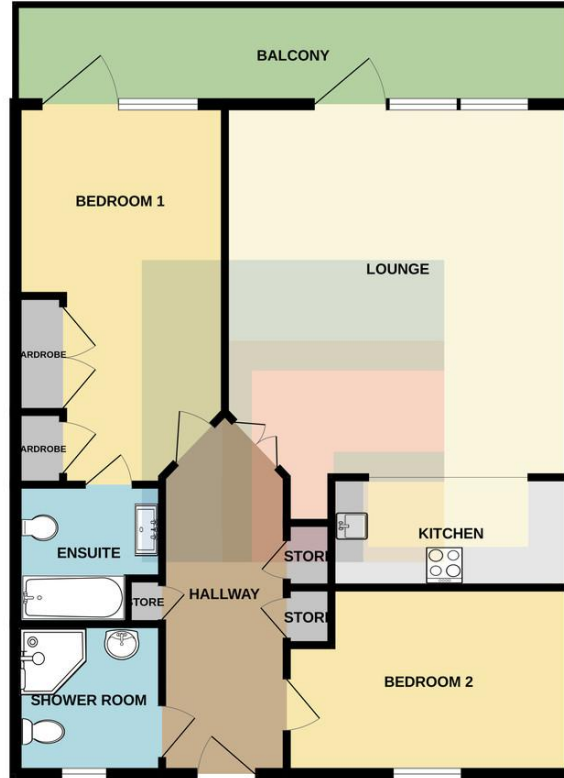
MGY are advised that the property is leasehold, with a term of 125 years from 2003. Combined service charge and ground rent of £4963.24 per annum, which includes water rates, building insurance, onsite concierge, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal and gated fob access to an allocated undercroft parking space.

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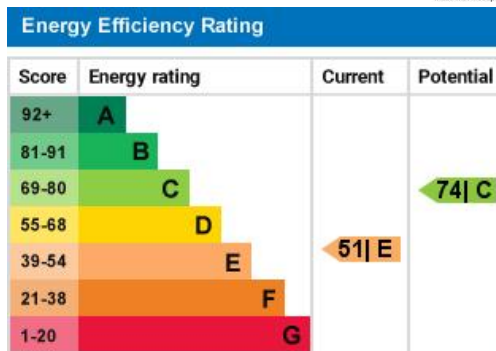


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THIRD FLOOR



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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