

# Barletta House,

Vellacott Close, Lloyd George Avenue, CF10 4AF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£195,000**



Two Bedroom Duplex Apartment



# Property Description

**\*\*RARELY AVAILABLE DUPLEX APARTMENT\* NO CHAIN\*\*** MGY are delighted to bring to market this modern and spacious top floor duplex apartment situated within easy reach of Cardiff City Centre and Cardiff Bay. The accommodation briefly comprises large lounge, kitchen/diner, two double bedrooms and family bathroom. The property further benefits from an allocated parking space plus visitor spaces on site, double glazing, secure intercom system and gas central heating throughout. No chain. \*Viewing recommended\*

Tenure Leasehold

Council Tax Band E

Floor Area Approx 658 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Wall mounted security entry intercom system. Doors to both bedrooms, bathroom, and storage cupboard. Pendant light fitting. Stairs rising to first floor.

## LOUNGE

15' 1" x 13' 10" (4.62m x 4.24m)  
Carpet to floor. Spotlights. Power points. TV and telephone point. Double glazed windows. Radiator.

## KITCHEN/DINER

15' 1" x 13' 10" (4.62m x 4.23m)  
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with hot and cold tap over and gas hob with extractor fan above and oven beneath. Integrated fridge/freezer and dishwasher. Stainless steel splashback. Spotlights. Power points. Tiled flooring. Double glazed window. Radiator.

## MASTER BEDROOM

10' 0" x 8' 7" (3.06m x 2.62m)  
Carpet to floor. Pendant light fitting with additional spotlights. Fitted wardrobes. Double glazed window. Power points. Radiator.

## BEDROOM TWO

9' 6" x 8' 6" (2.91m x 2.61m)  
Carpet to floor. Double glazed window. Power points. Pendant light fitting with additional spotlights.

## BATHROOM

Vinyl flooring. Tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over and storage beneath, and panelled bath with hot and cold tap over and handheld shower attachment over. Spotlights. Shaver point. Wall mounted mirror. Extractor fan.

## PARKING

Secure gated access, to one allocated parking space. Visitor parking.

## TENURE

MGY are advised that the property is LEASEHOLD with a term of 150 years from 2000. Low service charges of £2003.16 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space, visitor parking and parking management. Ground rent £100 per annum.

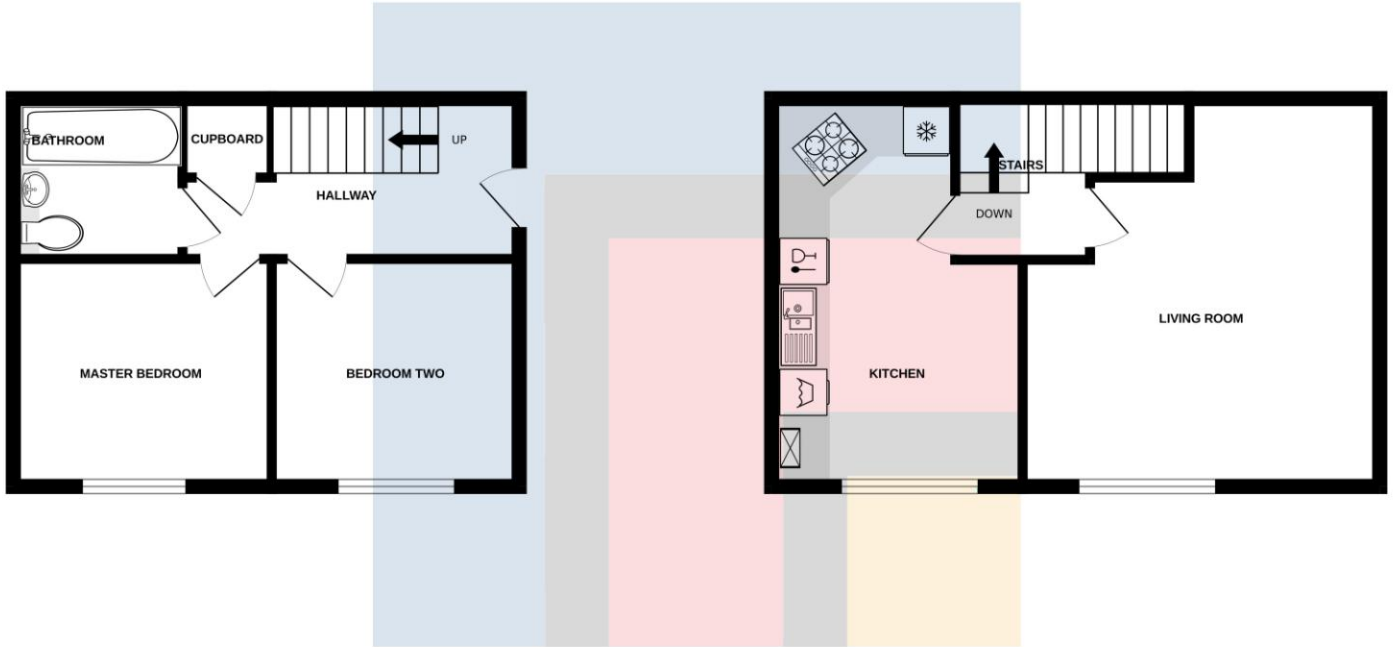
Barletta House,  
Vellacott Close, Lloyd George Avenue, CF10 4AF



# Barletta House, Vellacott Close, Lloyd George Avenue, CF10 4AF

SECOND FLOOR

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.  
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	78   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



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves, by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.