

Clive Street,

Grangetown, Cardiff, CF11 7JF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£105,000**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to offer for sale a spacious one bedroom top floor flat, situated within the popular Clive street, Grangetown. Walking distance to Cardiff City Centre, Cardiff Bay, local amenities and transport links. The accommodation briefly comprises of entrance hall, living room, kitchen, large double bedroom, bathroom and secure gated access to one allocated parking space. The property further benefits from gas central heating, being newly decorated, double glazing throughout and full fibre internet connection. No chain. No service charges or ground rent. This property has a share of the freehold. Ideal first time purchase or investment opportunity.

**Tenure Leasehold**

**Council Tax Band C**

**Floor Area Approx 592 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## FRONT

Entered via uPVC door. Communal entrance, leading to three flats. Wiring fully updated, all new spotlights, extractors and RCBO protection throughout.

## LOUNGE/KITCHEN/DINER

16' 11" x 12' 4" (5.16m x 3.76m)

Double glazed uPVC windows to rear. Newly carpeted flooring. Wall mounted radiator. High slanted ceiling. Storage area, housing Combi-boiler. Newly porcelain tiled flooring to kitchen. Part tiled walls. Brand new velux sky light. Newly fitted kitchen with work surfaces, incorporating stainless steel sink. Built in oven, with four ring gas hob and extractor hood over. Space for washing machine, dishwasher and fridge freezer.

## BEDROOM

12' 2" x 10' 7" (3.73m x 3.25m)

Brand new tilt/turn high-performance double-glazed windows to front. Newly carpeted flooring. Large double bedroom. Wall mounted radiator. High slanted ceiling. Spotlights.

## BATHROOM

5' 6" x 2' 3" (1.70m x 0.71m)

Tiled flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Vent.

## PARKING & OUTSIDE

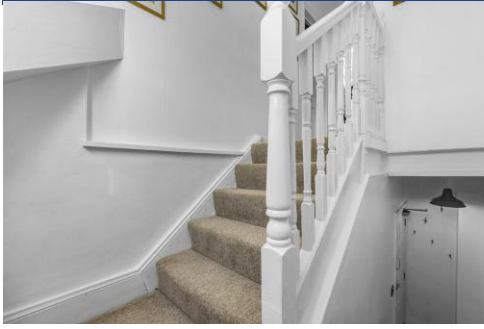
Secure gated access, to one allocated parking space. Access via electrical gate and fob, to rear of property. New Fascia and soffit (with 5-year guarantee). Repaired Chimney Stack now fully weathertight (with 5-year guarantee). External facades fully redecorated this summer. Brand new Fire Panel.

## TENURE

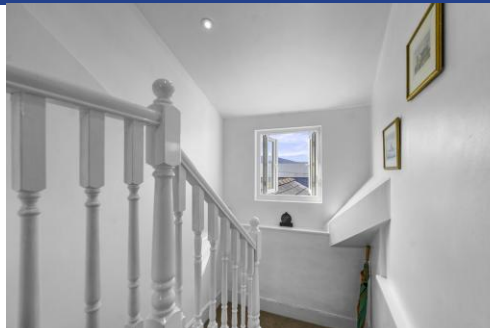
MGY are advised that this property is leasehold, with a lease of 999 years from 2005. No service charges or ground rent. Building insurance £123 per annum. This property has a share of the freehold.

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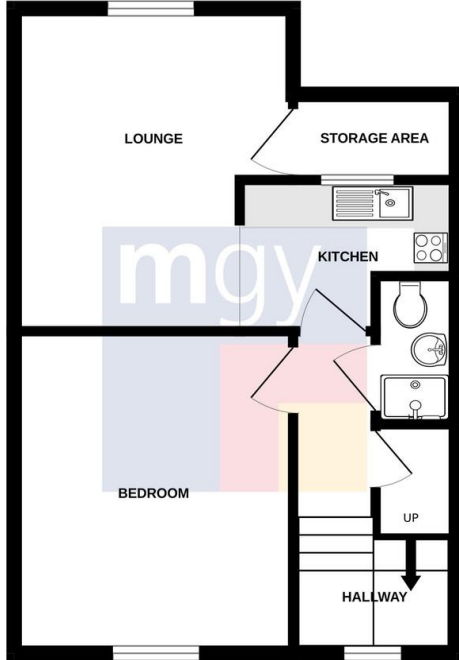
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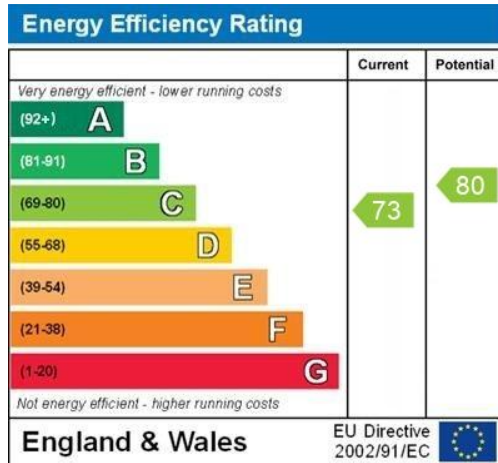
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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