



APRILIA HOUSE
FFORDD GARTHORNE
CARDIFF CF10 4DL

ASKING PRICE OF
£209,950



GROUND FLOOR APARTMENT



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****RARELY AVAILABLE** NO CHAIN**** MGY are pleased to present for sale, a spacious three double bedroom, ground floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The modern accommodation comprises of spacious entrance hall to lounge/diner, Howdens kitchen, three double bedrooms, one with en-suite and main bathroom. The immaculately presented property further benefits from double glazing throughout with dual aspect, security entry intercom system and barrier access to an allocated parking space. Visitor parking and bike storage. No chain. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large hallway. Laminate wood effect flooring. Wall mounted intercom system. Three storage cupboards, one housing hot water tank. Wall mounted electric storage heater.

LOUNGE/DINER

22' 0" x 12' 1" (6.71m x 3.69m)
Large double glazed uPVC windows to front. Ample natural daylight. Spacious living area. Laminate wood effect flooring. T.V Aerial point. Telephone point. Two wall mounted electric storage heater and additional electric panel heater. Archway leading to kitchen.

KITCHEN

10' 10" x 7' 5" (3.32m x 2.28m)
Modernised Howdens kitchen. Laminate wood effect flooring. Part tiled walls. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring electric hob, with stainless steel extractor hood over. Integrated washer/dryer and dishwasher. Space for fridge freezer.

MASTER BEDROOM

10' 5" x 10' 4" (3.18m x 3.15m)
Double glazed uPVC windows to rear. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric storage heater. Door to:-

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 936 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENSUITE

5' 8" x 4' 11" (1.75m x 1.50m)
Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Shaver point.

BEDROOM TWO

11' 1" x 10' 3" (3.39m x 3.13m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. T.V Aerial point. Wall mounted electric storage heater.

BEDROOM THREE

15' 3" x 6' 11" (4.65m x 2.13m)
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. T.V Aerial point. Wall mounted electric storage heater.

BATHROOM

6' 11" x 5' 11" (2.11m x 1.82m)
Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Wall mounted mirror. Heated towel rail. Extractor fan.

PARKING

Secure barrier access to one allocated parking space. Visitor parking.

TENURE

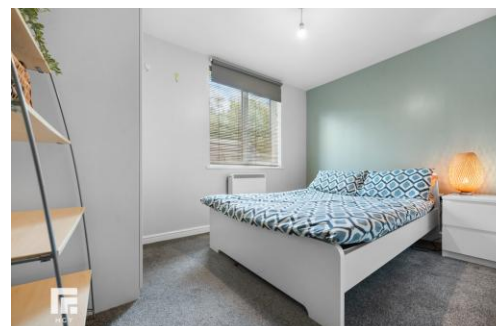
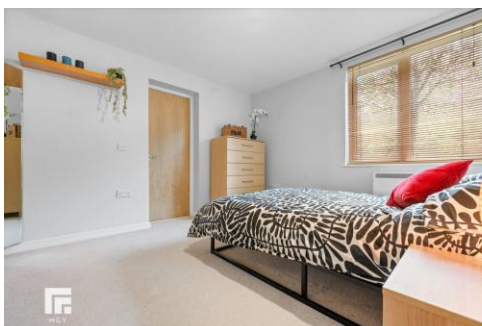
MGY are advised that the property is leasehold, with a term of 999 years from 2000. Low service charges of approx. £2160 per annum, which includes building insurance, water rates, security entry intercom system, bike storage, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to an allocated parking space, visitor parking and parking management. Ground rent £75 per annum.



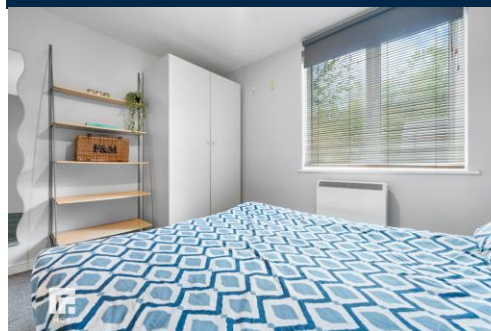
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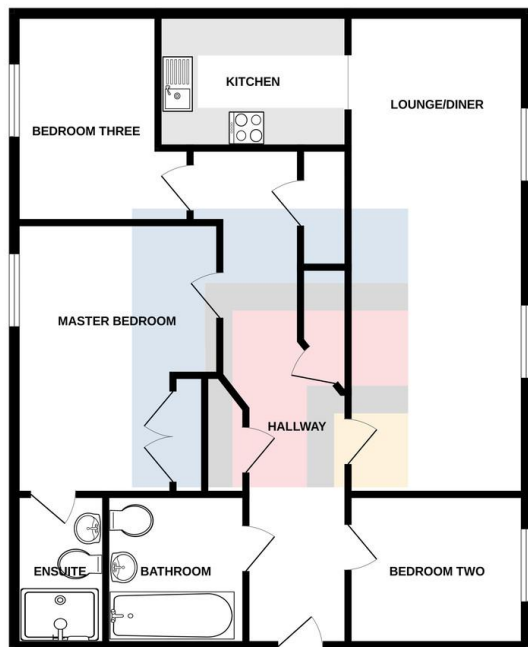


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APRILIA HOUSE, Ffordd Garthorne, Cardiff CF10 4DL

GROUND 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 misstatement. 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 Mapbox 10/20/24

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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