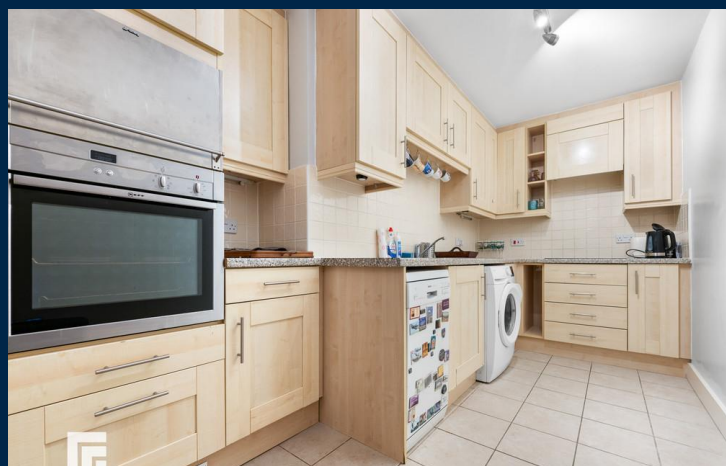




**ST STEPHENS MANSIONS**  
**MOUNT STUART SQUARE**  
**CARDIFF**  
**CARDIFF CF10 5LQ**

ASKING PRICE OF  
**£195,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\* TWO DOUBLE BEDROOM APARTMENT\* NO CHAIN\*\*** MGY are delighted to bring to market this superb two bedroom, third floor apartment located within the popular St Stephens Mansions development in Cardiff Bay. The spacious property is situated in a fantastic location and is within walking distance to Mermaid Quay and Cardiff Bay train station. The modern accommodation briefly comprises entrance hall, large living/dining room, separate 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.

#### LOCATION

St Stephens Mansions development is situated in a great location and is within walking distance to Mermaid Quay and Cardiff Bay. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is also within walking distance to Cardiff Bay train station and The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Very spacious hallway. 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/DINER

19' 6" x 13' 2" (5.96m x 4.02m)  
Large living room with space for dining area. Double glazed uPVC windows, to front aspect. Carpeted flooring. TV and Telephone point. Two wall mounted electric panel heaters. Coving and spotlights to ceiling.

#### KITCHEN

14' 6" x 5' 10" (4.42m x 1.78m)  
Separate kitchen. Fitted wall and base units with ample storage. Work surfaces incorporating double stainless steel sink. Under unit lighting. Integrated four ring Smeg hob, Neff oven and extractor hood over. Integrated microwave and fridge freezer. Free standing dishwasher and washing machine. Tiled flooring and part tiled walls.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 786 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### MASTER BEDROOM

14' 3" x 10' 2" (4.36m x 3.11m)  
Spacious master bedroom. Double glazed uPVC windows, to front aspect. Carpeted flooring. Two floor to ceiling fitted double wardrobes and additional storage cupboards across one wall. Ample storage. TV and Telephone point. Wall mounted electric panel heater. Door leading to en-suite:

#### EN-SUITE

6' 3" x 5' 10" (1.91m x 1.78m)  
Tiled flooring. Fully tiled walls. Shower cubicle with mains shower and glass door. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

#### BEDROOM TWO

13' 3" x 10' 2" (4.05m x 3.10m)  
Double bedroom. Double glazed uPVC windows, to front aspect. Carpeted flooring. TV and Telephone point. Wall mounted electric panel heater.

#### BATHROOM

7' 8" x 6' 3" (2.35m x 1.92m)  
Tiled flooring. Fully tiled walls. Panelled bath with mains shower over and mixer tap. Glass shower screen. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

#### PARKING

Secure gated access to an allocated parking space.

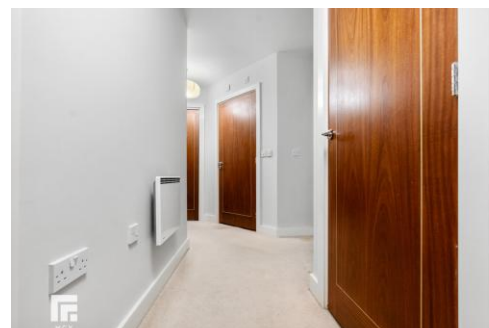
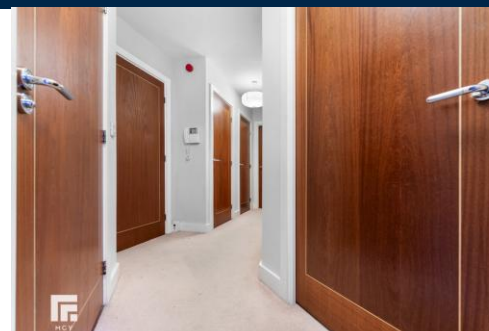
#### TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2332.82 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.



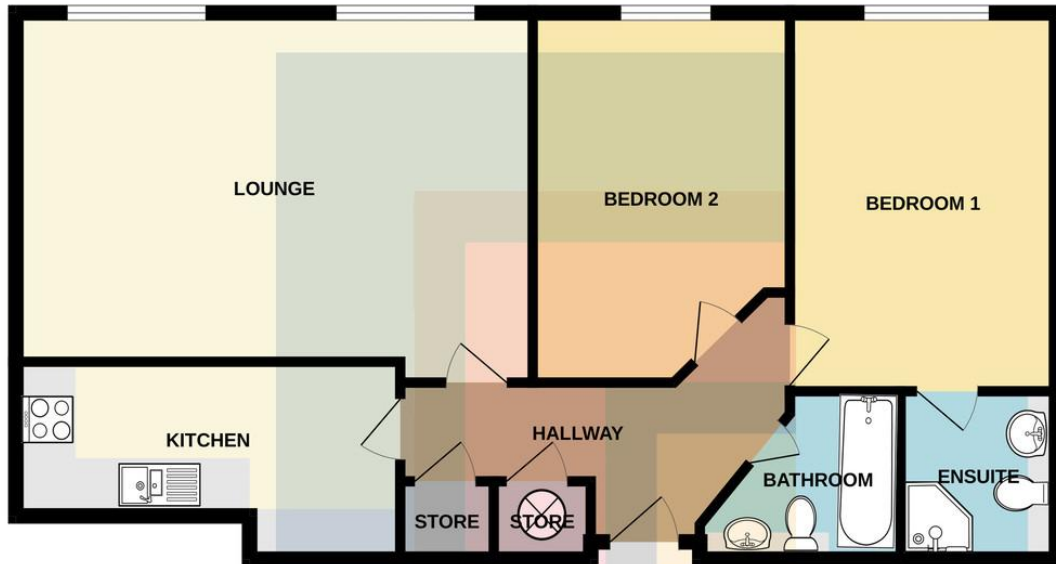


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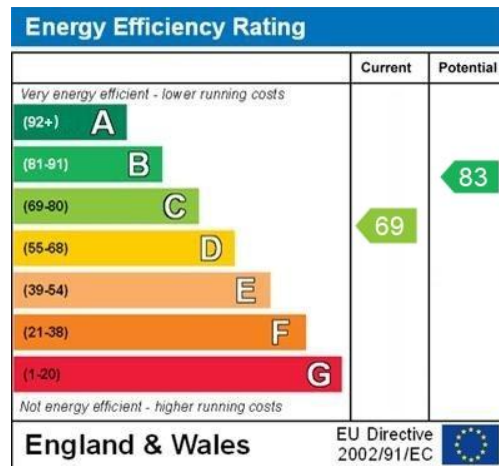


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## THIRD FLOOR



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



**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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