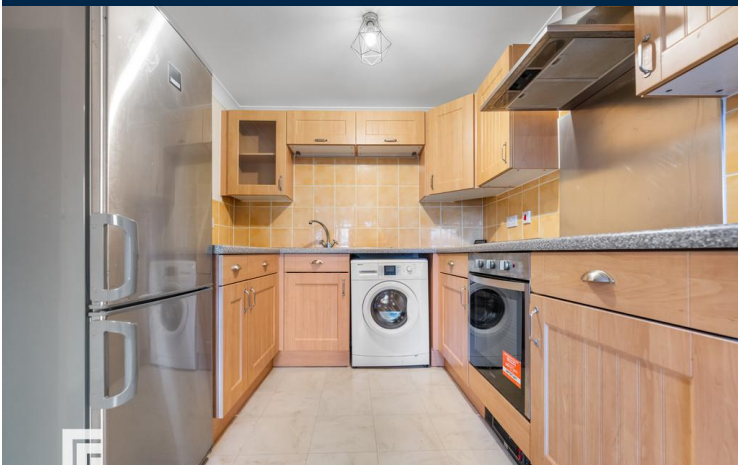




BEAUFORT SQUARE
PENGAM GREEN
CARDIFF CF24 2TT

ASKING PRICE OF
£145,000



TWO BEDROOM APARTMENT



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****IDEAL INVESTMENT OR FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, ground floor apartment located in the popular Windsor village, in Pengam Green. The development is conveniently located close to local amenities, the A48/ M4 link roads and with easy access to the City Centre. The accommodation briefly comprises large entrance hall with ample storage, a spacious kitchen/living/dining area, two double bedrooms, master with en-suite and bathroom. The property also benefits from double glazing throughout, security entry intercom system, air conditioning units and two allocated parking spaces. Viewing highly recommended.

LOCATION

Windsor Village is a quiet development situated in Pengam Green, with Tesco Extra and the Four Elms Medical Centre close by. It has excellent transport links to the City Centre, Cardiff Bay, the A470 and M4. The property is also within close proximity to Newport Road Retail Park and a variety of supermarkets, restaurants, fast food and coffee shops, including Starbucks and Costa.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted entry phone system. Extremely spacious hall. Laminate wood effect flooring. Wall mounted storage heater. Three storage cupboards, one housing hot water tank. Coving to ceiling. Doors leading to all rooms.

LOUNGE/DINER

13' 1" x 9' 8" (4.01m x 2.97m)
Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Wall mounted storage heater. Air conditioning unit. TV aerial point. Telephone point. Coving to ceiling. Open plan living.

KITCHEN

7' 8" x 7' 8" (2.36m x 2.34m)
Fitted kitchen with wall and base units and work surfaces incorporating stainless steel sink. Ample storage. Vinyl flooring. Part tiled walls. Built in oven, four ring electric hob and stainless-steel extractor hood over. Splash back. Plinth heater. Space for fridge freezer and washer/dryer. Coving to ceiling.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 700 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

12' 2" x 10' 2" (3.73m x 3.12m)
Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Built in double wardrobe, with sliding doors. TV aerial point. Wall mounted electric panel heater. Air conditioning unit. Coving to ceiling. Door leading to:-

EN-SUITE

Laminate wood effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. Wall mounted mirror. W.C. Shaver point.

BEDROOM TWO

10' 5" x 9' 10" (3.20m x 3.00m)
Double glazed uPVC windows to front aspect. Double bedroom. Laminate wood effect flooring. Wall mounted electric panel heater. Air conditioning unit. Coving to ceiling.

BATHROOM

Vinyl flooring. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Heater. Extractor fan. Shaver point.

PARKING

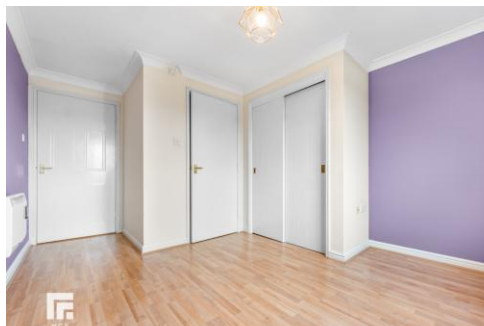
Two allocated parking spaces.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £1960 per annum, which includes building insurance, water rates, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal and two allocated parking spaces. Ground rent £150 per annum.

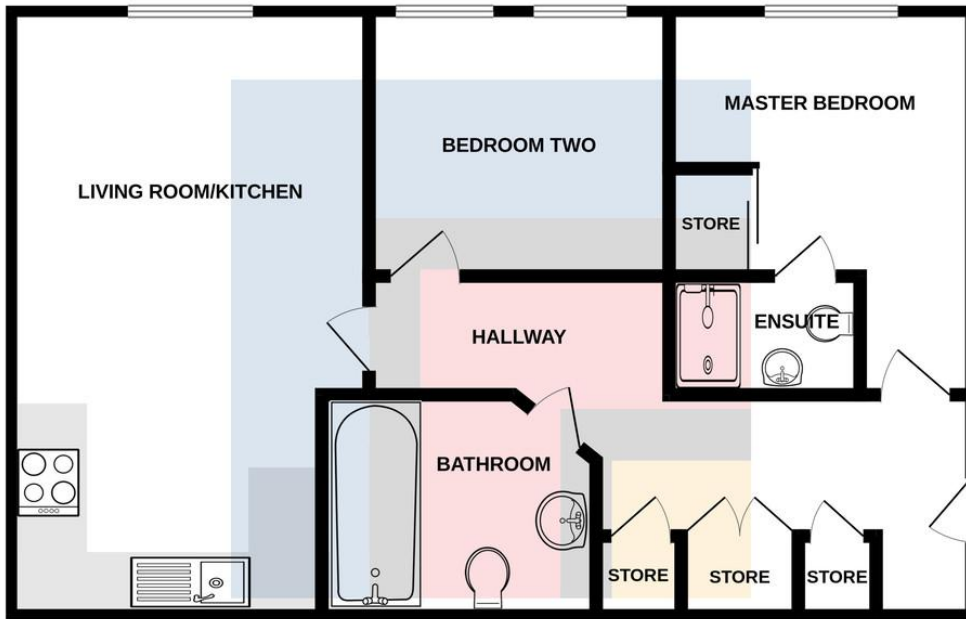


BEAUFORT SQUARE, PENGAM GREEN, CARDIFF, CF24 2TT



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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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



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