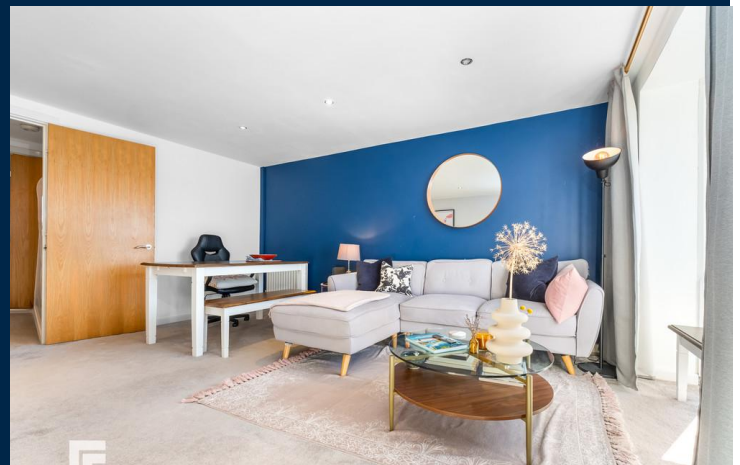




MINORI HOUSE
FFORDD GARTHORNE
CARDIFF CF10 4DB

ASKING PRICE OF
£195,000



TWO BEDROOM APARTMENT



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****IDEAL FIRST TIME PURCHASE***

IMMACULATELY PRESENTED** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment situated within the popular location of Lloyd George Avenue. The apartment is within walking distance to the City Centre and Cardiff Bay and comprises entrance hall to living room, large modernised Howdens kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout with dual aspect and bay windows, gas central heating, security entry intercom system, gated access to an allocated parking space and visitor parking. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted intercom system. Storage cupboard, with wooden double doors. Wall mounted radiator. Spotlights.

LIVING ROOM

17' 4" x 13' 8" (5.29m x 4.18m)
Double glazed uPVC bay windows, to front aspect. Ample natural daylight. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights.

SEPARATE KITCHEN

10' 9" x 9' 6" (3.29m x 2.92m)
Modernised 'Howdens' kitchen. Double glazed uPVC windows, to rear aspect. Vinyl tile effect flooring. Part tiled walls. Modern fitted units, with work surfaces incorporating composite sink. Ample storage. Under unit lighting. Built in oven, four ring electric induction hob and extractor hood over. Cupboard housing Combi boiler. Integrated dishwasher. Space for fridge freezer and washing machine. Breakfast bar, with space for two breakfast stools. Extractor fan. Wall mounted radiator. Spotlights.

MASTER BEDROOM

14' 11" x 10' 0" (4.56m x 3.07m)
Large double glazed uPVC windows, to front aspect. Ample natural daylight. Carpeted flooring. Large fitted wardrobes. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights. Door to:-

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 624 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

EN-SUITE

6' 6" x 3' 10" (2.00m x 1.19m)
Vinyl tile effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. Large wall mounted mirror. W.C. Shaver point. Heater. Extractor fan. Spotlights.

BEDROOM TWO

10' 0" x 9' 3" (3.07m x 2.83m)
Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. Large fitted wardrobes. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights.

BATHROOM

6' 6" x 6' 2" (2.00m x 1.89m)
Vinyl tile effect flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Wall mounted radiator. Extractor fan. Large wall mounted mirror. Spotlights.

PARKING

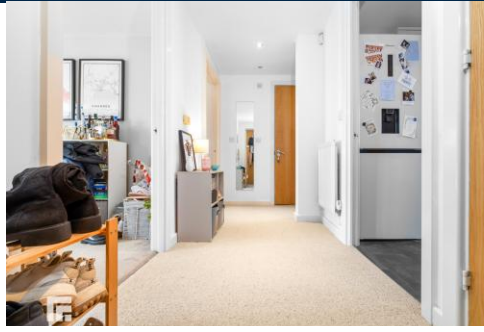
Secure gated access to one allocated parking space. Visitor parking.

TENURE

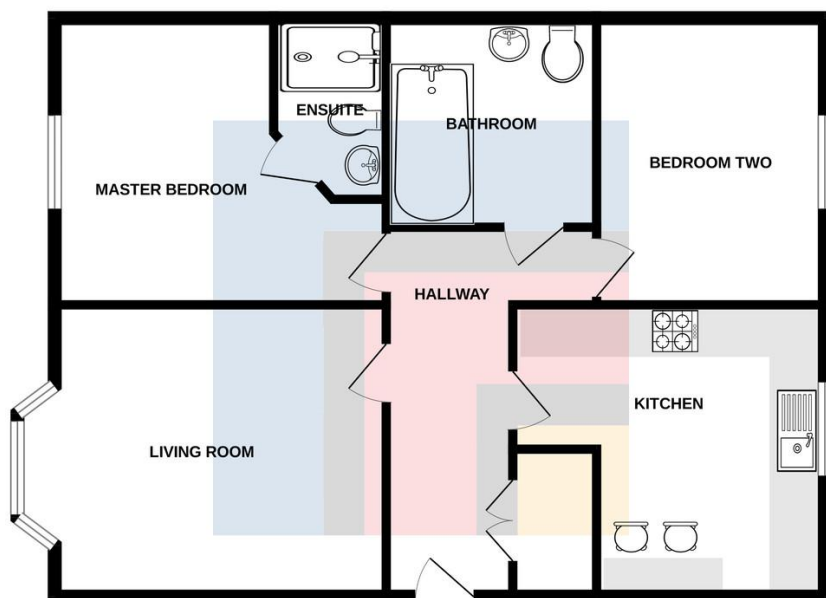
MGY are advised that the property is leasehold, with a term of 150 years from 2000. Service charges of £1943.36 per annum, which includes building insurance, water rates, security entry intercom system, bike storage, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to an allocated parking space, visitor parking and parking management. Ground rent £174.34 per annum.



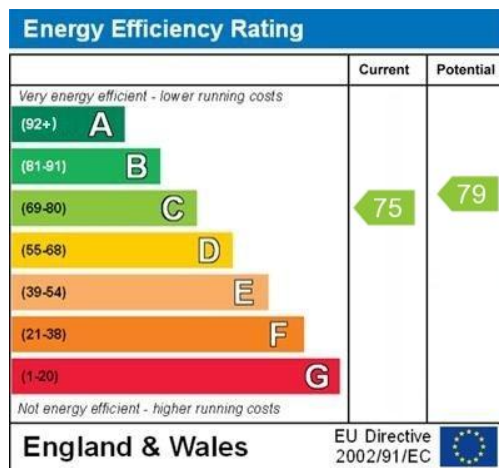
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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