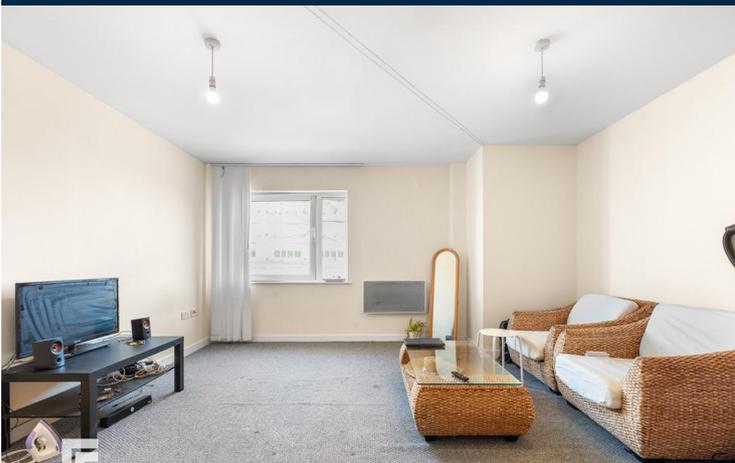


**QUAYSIDE
BUTE CRESCENT
CARDIFF
CF10 5BX**

ASKING PRICE OF
£179,950



TWO BEDROOM APARTMENT



2



2



2



1

****IDEAL INVESTMENT OPPORTUNITY OR HOME PURCHASE* NO CHAIN**** MGY are delighted to offer for sale a spacious two bedroom, second floor apartment, located in the popular development, Quayside. This modern apartment boasts a very central and convenient position at the heart of Mermaid Quay with its many bars, shops and restaurants, and within walking distance to the Millennium Centre and cycle/walking paths to Cardiff Bay Barrage. Excellent bus and rail transport links nearby, to Cardiff City Centre for work, leisure and sports. The accommodation briefly comprises of open plan kitchen/living area, two double bedrooms, bathroom, en-suite and large storage cupboard. The property further benefits from double glazing throughout, a video entry intercom system, communal paved garden area and communal secured bicycle store room. No chain. Ideal investment. Viewing highly recommended.

LOCATION

Quayside development is located in the heart of Mermaid Quay. The apartment directly overlooks Roald Dahl Plass and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to 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. Spacious hallway. Wall mounted video entry intercom system. Carpeted flooring. Large built in storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LOUNGE

14' 5" x 13' 4" (4.40m x 4.07m)

Double glazed uPVC windows to front. Carpeted flooring. TV Aerial point and cable. Telephone point. Wall mounted electric panel heater. Open plan living.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 797 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

10' 4" x 9' 10" (3.17m x 3.01m)

Large modern kitchen. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring electric hob, with extractor hood over. Splash back. Under unit lighting. Integrated fridge freezer and washer/dryer. Wall mounted electric panel heater. Extractor fan. Spotlights.

MASTER BEDROOM

15' 2" x 9' 10" (4.63m x 3.02m)

Double glazed uPVC windows to front. Carpeted flooring. Built in double wardrobe, with sliding doors. TV Aerial point. Telephone point. Wall mounted electric panel heater.

EN-SUITE

7' 1" x 5' 8" (2.18m x 1.74m)

Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BEDROOM TWO

10' 10" x 9' 1" (3.31m x 2.79m)

Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

7' 2" x 5' 6" (2.19m x 1.70m)

Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Spotlights.

OUTSIDE

Spacious communal paved garden area, with seating and ample sun. Located on the first floor. Communal secured bicycle store room, located on the ground floor.



QUAYSIDE, BUTE CRESCENT, CARDIFF CF10 5BX

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2011. Service charges of £1,756 per annum, which includes reserve fund contribution, video entry intercom system, secure fob access, CCTV in communal areas, lift maintenance, maintenance of internal and external communal areas, weekly cleaning and refuse disposal room, secure internal bike storage and communal paved garden/seating area. Building insurance £450 per annum. Ground rent £380 per annum. This property is on a water meter.



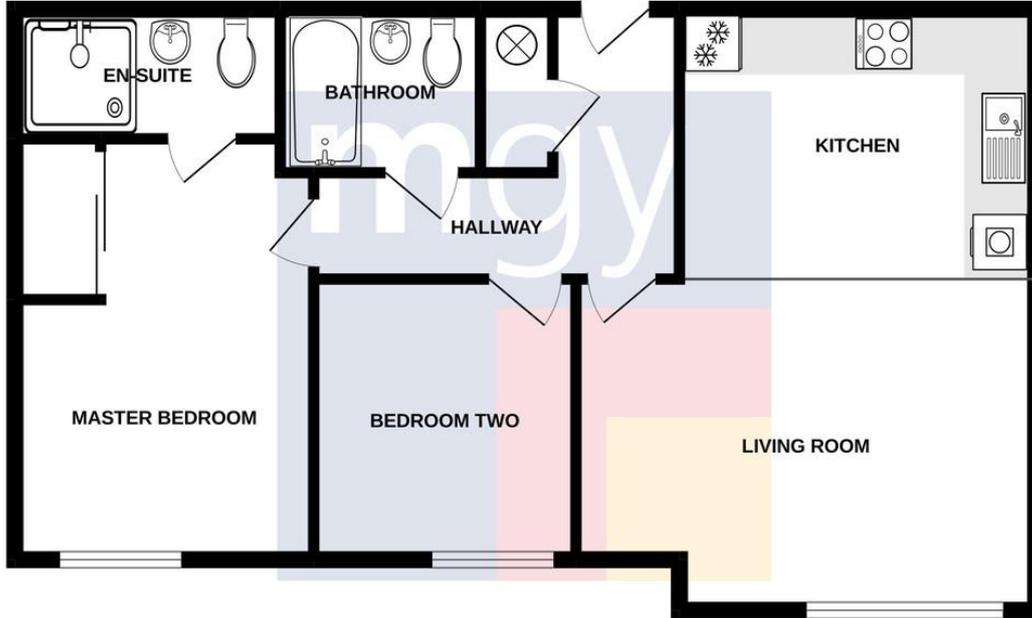
QUAYSIDE, BUTE CRESCENT, CARDIFF CF10 5BX



QUAYSIDE, BUTE CRESCENT, CARDIFF CF10 5BX



QUAYSIDE, BUTE CRESCENT, CARDIFF CF10 5BX



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CARDIFF 029 2046 5466

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MG Y Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MG Y Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK