



**THE PIAZZA**  
JIM DRISCOLL WAY  
CARDIFF CF11 7JR

ASKING PRICE OF  
**£185,000**



## TWO BEDROOM APARTMENT



**2**



**2**



**2**



**1**

**\*\*STUNNING WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom, ground floor apartment within the popular development, the Piazza, Cardiff Bay. The accommodation comprises of entrance hall, large kitchen/ living room, two double bedrooms, one with en suite, bathroom and a balcony with direct water views. One allocated parking space. Ideal first time purchase. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Storage cupboard, housing hot water tank. Wall mounted intercom system. Wall mounted storage heater.

#### LOUNGE/KITCHEN/DINER

25' 7" x 13' 0" (7.82m x 3.98m)

Double glazed floor to ceiling uPVC windows and doors to front. Stunning water views and balcony, with glass surround. Carpeted flooring. Two wall mounted storage heaters. TV Aerial point. Telephone point. Double glazed uPVC window, to side aspect. Tiled flooring to kitchen. Part tiled walls. Base and wall units with work surface incorporating stainless steel sink. Ample storage. Under unit lighting. Built in oven, four ring electric hob with extractor over. Splash back. Integrated fridge freezer, dishwasher and washing machine. Open plan living.

#### MASTER BEDROOM

13' 1" x 9' 3" (4.00m x 2.83m)

Double glazed uPVC windows front. Carpeted flooring. Large built in wardrobe, with mirrored sliding doors. Wall mounted storage heater. TV Aerial point. Telephone point. Door to:-

#### EN-SUITE

7' 3" x 4' 3" (2.22m x 1.30m)

Tiled flooring. Fully tiled walls. Shower cubicle. W.C. Pedestal wash hand basin. Shaver point. Heated towel rail. Extractor fan.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 646 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM TWO

14' 0" x 8' 7" (4.28m x 2.63m)

Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted storage heater.

#### BATHROOM

Double glazed uPVC window to rear. Tiled flooring. Part tiled walls. Panelled bath, with glass shower screen. W.C. Pedestal wash hand basin. Shaver point. Heated towel rail. Wall mounted storage heater. Extractor fan.

#### BALCONY

Large balcony, with direct water views. Accessed from the living room.

#### PARKING

One allocated parking space. Visitor parking.

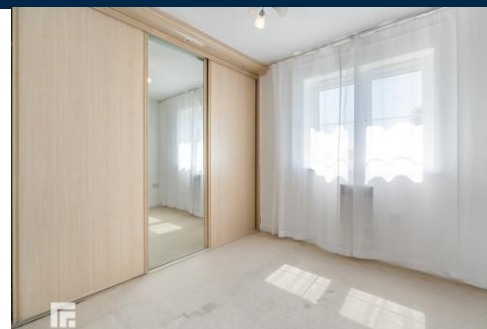
#### TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of approx. £2400.00 per annum, which includes building insurance, water rates, security entry intercom system, maintenance of internal and external communal areas, regular cleaning, refuse disposal, an allocated parking space and visitor parking. Ground rent £150 per annum.



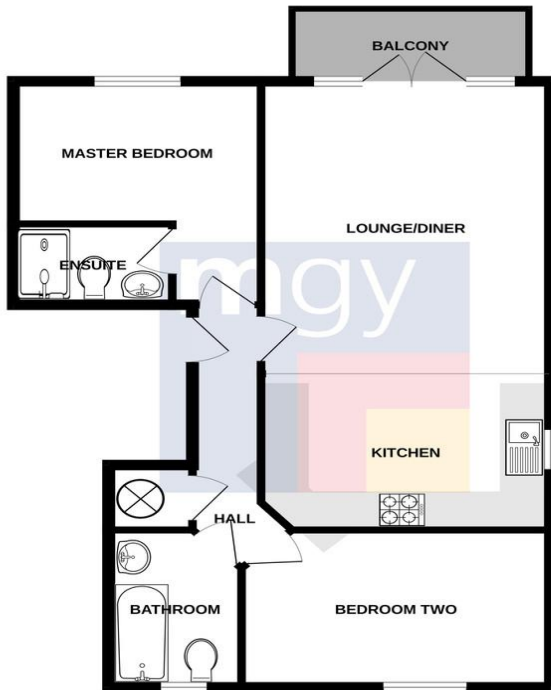


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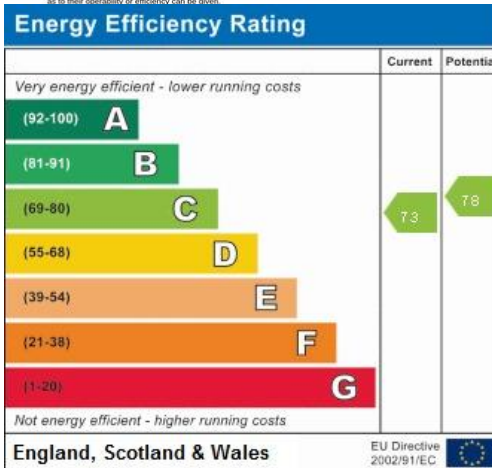


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GROUND FLOOR



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 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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