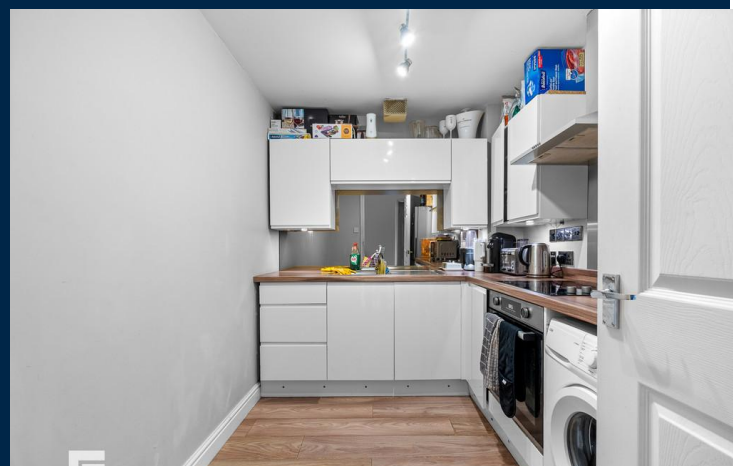




MOREL COURT
WINDSOR QUAY
CARDIFF CF11 7FF

OFFERS IN EXCESS OF
£160,000



TWO BEDROOM APARTMENT



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****WELL PRESENTED, FIRST FLOOR APARTMENT IN THE WINDSOR QUAY DEVELOPMENT* NO CHAIN**** MGY are delighted to bring to market this very well presented, two bedroom first floor apartment situated in the very popular development of Windsor Quay, Cardiff Bay. Walking distance to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport which is easily accessible, linking to Cardiff City Centre and surrounding areas. The modern accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from having an allocated parking space, electric heating and double glazing throughout. *Viewing highly recommended*

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate wood effect flooring. Pendant light fitting. Wall mounted intercom system. Wall mounted electric heater. Doors to all rooms and storage cupboard.

LOUNGE

15' 6" x 13' 10" (4.72m x 4.22m)
Double glazed French doors to Juliette balcony. Spacious living room. Two pendant light fittings. Power points. Laminate wood effect flooring. TV and telephone point.

KITCHEN

7' 1" x 9' 8" (2.18m x 2.95m)
Separate kitchen. Laminate wood effect flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink. Four ring electric hob with extractor above and oven beneath. Splashback. Space for appliances such as washing machine and fridge/freezer. Plinth lighting. Power points.

MASTER BEDROOM

9' 8" x 11' 9" (2.96m x 3.60m)
Double glazed uPVC windows to rear aspect. Carpeted flooring. Pendant light fitting. Power points. Wall mounted electric heater.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 484 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

7' 2" x 9' 6" (2.20m x 2.92m)
Double glazed uPVC windows to rear aspect. Carpeted flooring. Pendant light fitting. Power points. Storage cupboard. Wall mounted electric heater.

BATHROOM

5' 6" x 6' 11" (1.69m x 2.12m)
Modern bathroom. Tiled flooring. Partially tiled walls. Panelled bath with shower over and glass shower screen. W.C with dual flush. Pedestal wash hand basin with mixer tap. Large wall mounted mirror. Extractor fan. Heater.

PARKING

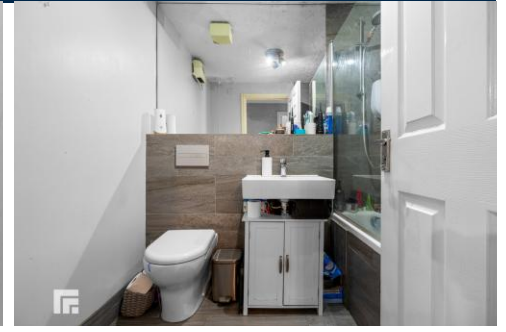
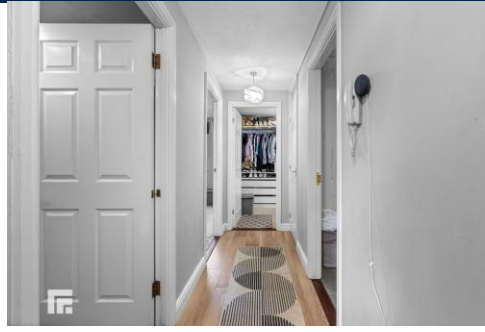
Allocated parking space. Visitor parking.

TENURE

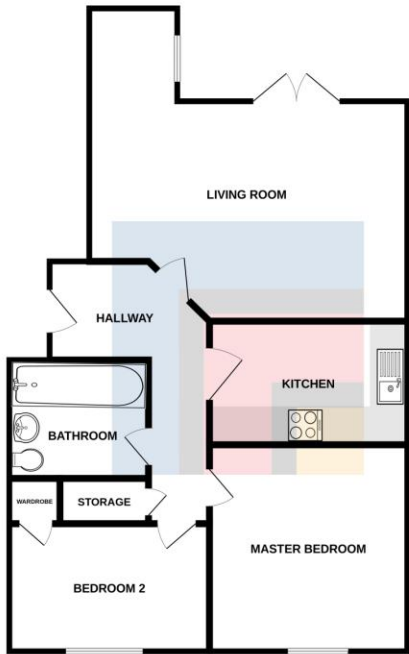
MGY are advised that the property is leasehold, with a term of 125 years from approx 1998. Service charges of £2,520 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £110 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 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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