



BARLETTA HOUSE
VELLACOTT CLOSE
CARDIFF CF10 4AF

ASKING PRICE OF
£190,000



GROUND FLOOR APARTMENT



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****IDEAL FIRST TIME PURCHASE OR INVESTMENT**** MGY are pleased to present for sale, a spacious two bedroom, ground floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The accommodation comprises of spacious entrance hall to lounge, separate fitted kitchen, two double bedrooms - master with ensuite and bathroom. The property further benefits from double glazing throughout, security entry intercom system, gas central heating, bike storage, an allocated parking space and visitor parking. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate flooring. Double door storage cupboard. Wall mounted radiator. Spotlights.

LOUNGE

17' 3" x 11' 2" (5.28m x 3.42m)
Double glazed window to front aspect with fitted blinds. Laminate flooring. Virgin Media Point. Telephone point. Wall mounted radiator. Spotlights.

KITCHEN

10' 4" x 9' 6" (3.15m x 2.92m)
Modern fitted separate kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink with mixer tap. Four ring gas hob with extractor fan above and electric oven beneath. Ample storage. Integrated dishwasher and space for appliances such as: fridge/freezer and washing machine. Tiled splashback. Wall mounted Worcester boiler. Spotlights. Vinyl flooring and partly tiled walls. Double glazed window with fitted blinds to rear aspect. Radiator.

BEDROOM ONE

10' 0" x 10' 2" (3.07m x 3.10m)
Double glazed window to front aspect with fitted blinds. Double bedroom. Laminate floor. Pendant light fitting with additional spotlights. Radiator. Virgin Media point. Door to:

ENSUITE

5' 0" x 3' 10" (1.53m x 1.17m)
Modern white three-piece-suite comprising WC, Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with mains powered rainfall shower over and separate shower head fixture and glass shower screen. Wall mounted cabinet with illuminated vanity mirror. Wall mounted fan heater. Extractor fan. Shaver point. Tiled flooring. Spotlights.

BEDROOM TWO

10' 0" x 8' 11" (3.07m x 2.74m)
Double glazed window to rear aspect with fitted blinds. A second double bedroom. Laminate floor. Pendant light fitting with additional spotlights. Virgin Media point. Radiator.

BATHROOM

6' 5" x 6' 1" (1.98m x 1.87m)
Modern white three-piece-suite comprising WC, vanity enclosed wash hand basin with mixer tap over and storage beneath, and panelled bath with mains powered rainfall shower over, separate shower head fixture and glass shower screen. Wall mounted cabinet with illuminated vanity mirror. Chrome heated towel rail. Extractor fan. Shaver point. Tiled flooring. Spotlights.

PARKING

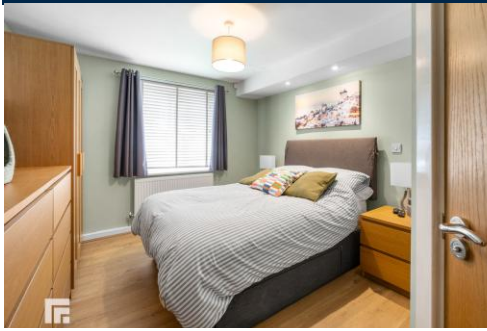
Secure gated access to one allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold with a share of the freehold, with a lease of 150 years from 1st October 2000. Low service charges of £1968.00 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning, bike storage, gated access to an allocated parking space and visitor parking. No Ground Rent.

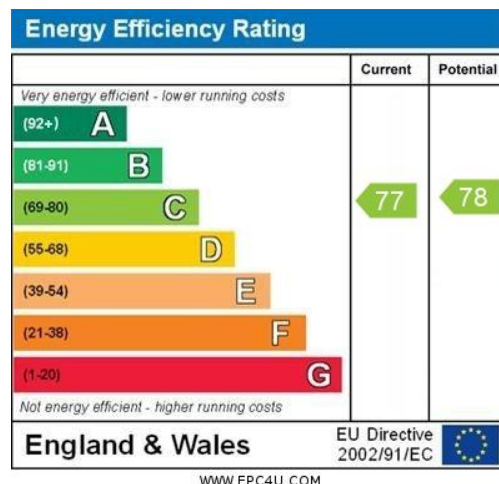
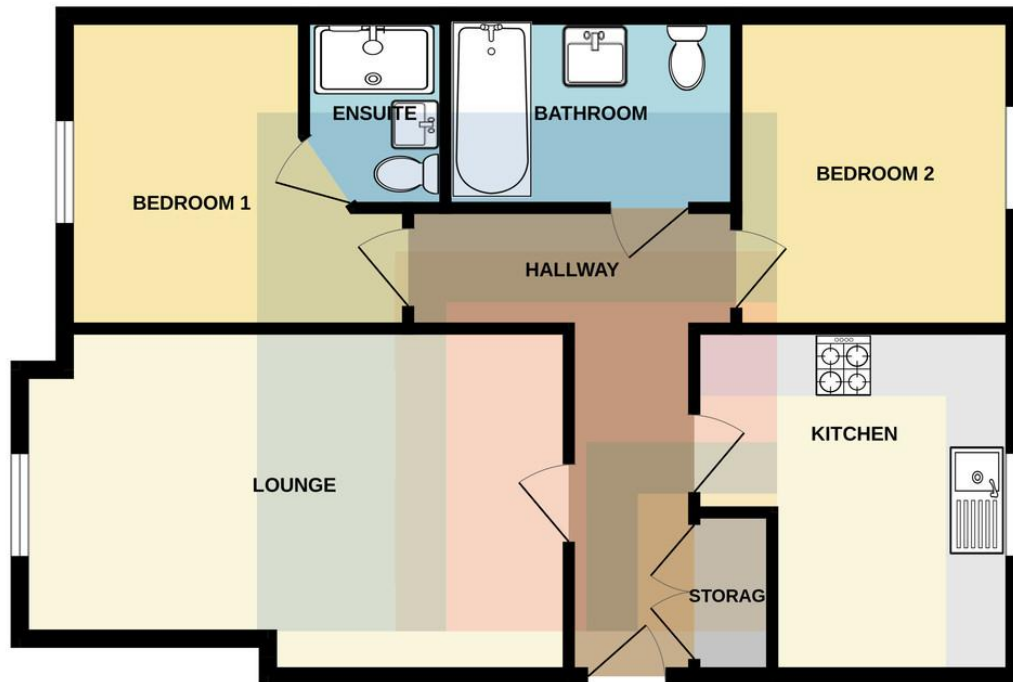


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GROUND FLOOR



CARDIFF 029 2046 5466

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



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