



RERESBY COURT
HEOL GLAN RHEIDOL
CARDIFF CF10 5NR

ASKING PRICE OF
£159,950



TWO BEDROOM APARTMENT



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****IDEAL FIRST TIME PURCHASE OR INVESTMENT**** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment within the highly sought after development, Reresby Court. Located within walking distance to Cardiff City Centre and Cardiff Bay. The modern accommodation comprises of entrance hall to living/dining room, modern fitted kitchen, bathroom, two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, security intercom system, underfloor heating and an allocated parking space. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door. Carpeted flooring. Three storage cupboards, one housing new hot water tank. Wall mounted security intercom system. Thermostat.

LOUNGE/DINER/KITCHEN

22' 3" x 14' 9" (6.80m x 4.50m)
Double glazed uPVC floor to ceiling windows to front. Additional double glazed uPVC window to side. Carpeted flooring. Telephone point. TV aerial point. Thermostat. Open plan living. Kitchen, with modern fitted units and work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated dishwasher and a fridge freezer. Space for washer/ dryer.

MASTER BEDROOM

12' 2" x 9' 10" (3.73m x 3.01m)
Double glazed uPVC windows to front. Carpeted flooring. Built in wardrobes. Telephone point. TV Aerial point. Thermostat. Door to:-

EN SUITE

5' 11" x 5' 10" (1.82m x 1.80m)
Vinyl stone effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 688 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

9' 10" x 9' 5" (3.01m x 2.88m)
Double glazed uPVC windows to front. Double bedroom. Built in wardrobes. Carpeted flooring. Telephone point. TV Aerial point. Thermostat.

BATHROOM

6' 6" x 6' 2" (1.99m x 1.88m)
Vinyl stone effect flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point.

PARKING

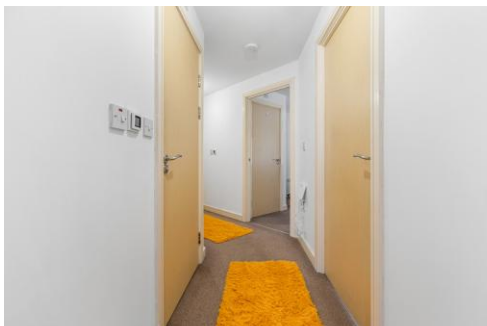
Secure barrier access, to an allocated parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £1,407 per annum, which includes a security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space and parking management. Building insurance £964 per annum. Ground rent £310 per annum.

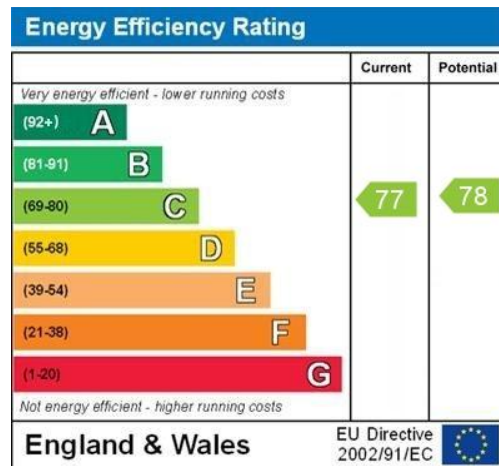
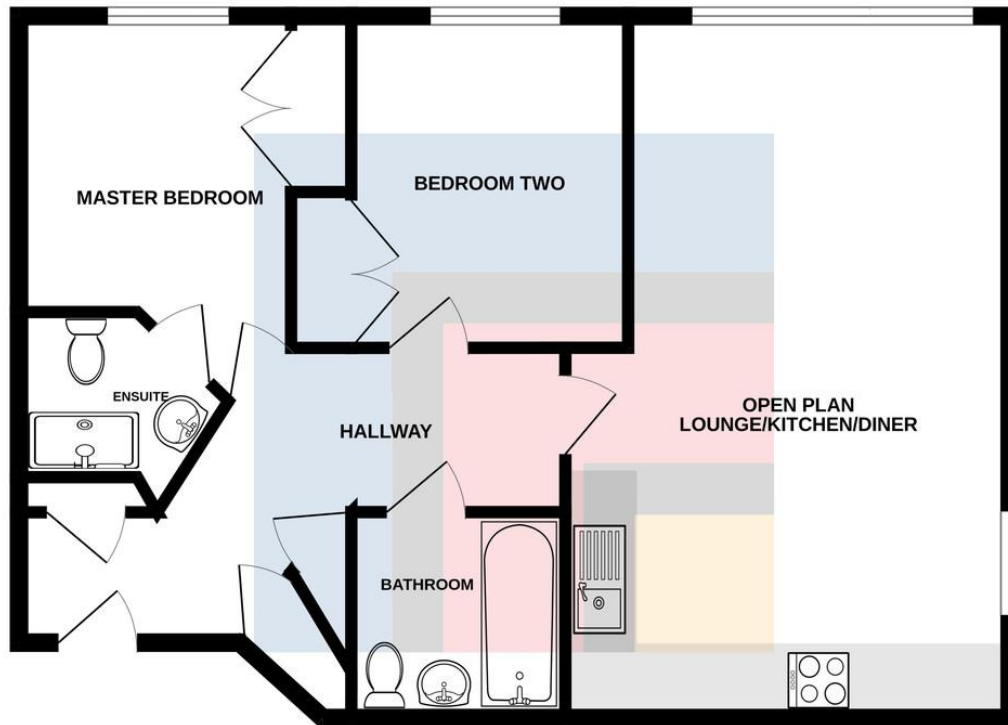


RERESBY COURT, HEOL GLAN RHEIDOL, CARDIFF CF10 5NR



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FIRST FLOOR



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