

# Amalfi House, Ffordd Garthorne

Cardiff Bay | Cardiff | CF10 4DA

**Top Floor Apartment | Asking Price Of £145,000**



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# PROPERTY DESCRIPTION

**\*\*CLOSE TO THE CITY CENTRE\*\*** A spacious and well presented top floor, one bedroom apartment conveniently situated close to the City Centre & Mermaid Quay. The accommodation briefly comprises of entrance hall, lounge/dining room, separate kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, gas central heating, security entry intercom system and bike storage. Allocated parking space. Ideal investment or first time purchase. Viewing recommended.

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 657 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Laminate flooring. Wall mounted security entry intercom system. Storage cupboard. Thermostat. Radiator.

## LIVING AREA

19' 9" x 10' 4" (6.02m x 3.15m)  
Double glazed uPVC floor to ceiling windows to front. TV and telephone point. Carpeted flooring. Two radiators. Spotlights.

## KITCHEN/DINER

14' 0" x 9' 6" (4.28m x 2.92m)  
Double glazed uPVC windows to front. Lino flooring. Wall and base units, with round edged work surfaces incorporating one and a half stainless steel sink, with hot and cold tap. Built in oven and four ring gas hob, with stainless steel extractor hood over. Ample storage. Integrated fridge freezer. Space for washing machine and dishwasher. Storage cupboard housing new 'Ideal' Combi-boiler. Radiator. Spotlights.

## BEDROOM

9' 2" x 14' 1" (2.81m x 4.31m)  
Double glazed uPVC window to side. Built in wardrobe. TV point. Radiator. Carpeted flooring.

## BATHROOM

6' 11" x 9' 8" (2.13m x 2.96m) Part tiled walls. Lino flooring. Vanity enclosed wash hand basin, with hot and cold tap. WC. Panelled bath with hot and cold tap and main shower over. Large storage cupboard. Shaver point. Radiator. Spotlights.

## OUTSIDE

Gated access to an allocated parking space and visitor parking.

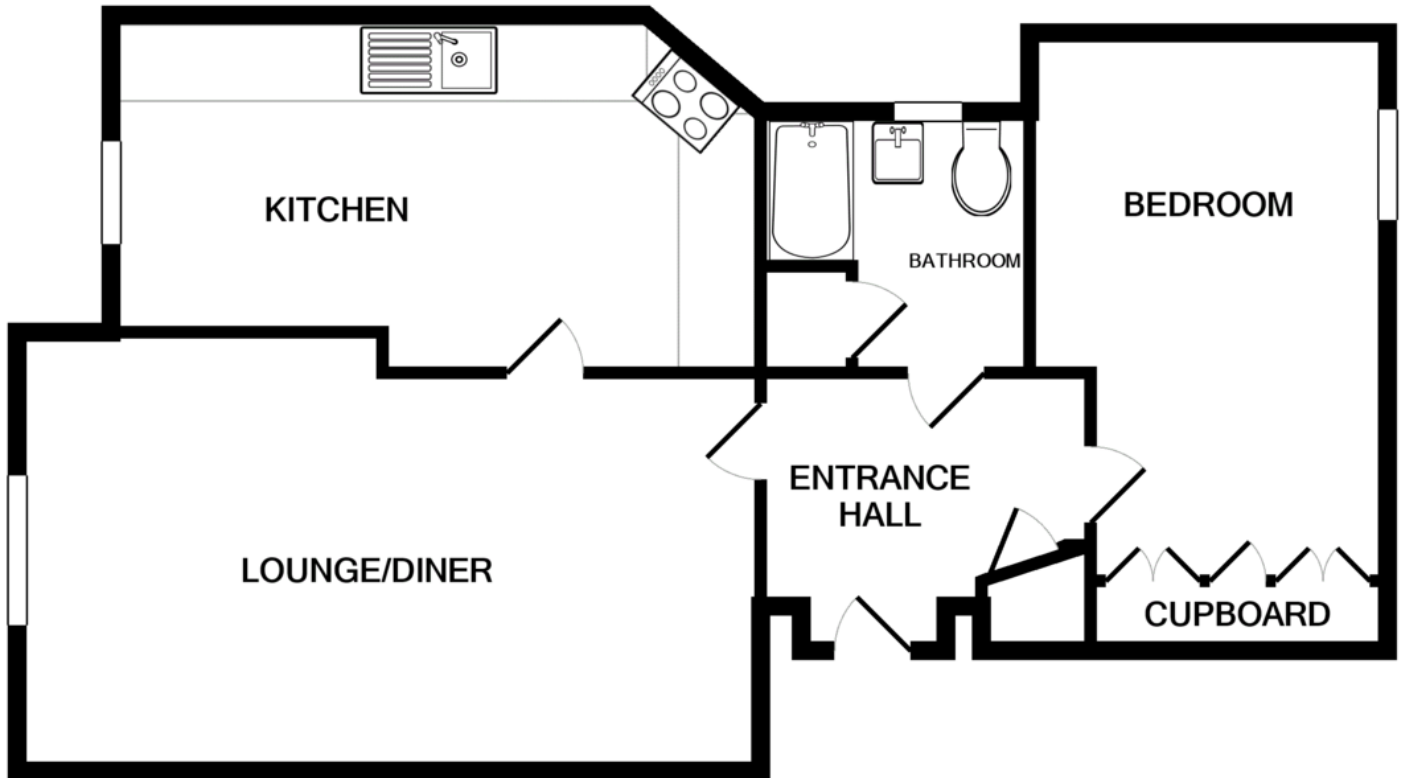
## TENURE

MGY are advised that the property is leasehold, with a lease of 150 years from 2000. Service charges £1154.79 per annum, which includes water rates and building insurance. Ground rent £130.76 per annum.

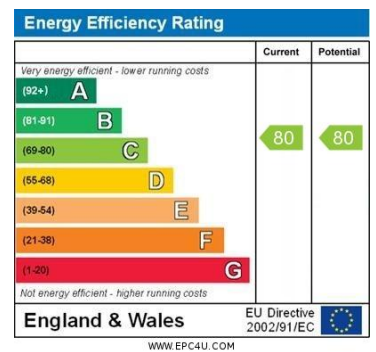




# FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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