



Garden Flat, Conway Road, Pontcanna, Cardiff

In Excess Of £205,000

Council Tax band: D

Tenure: Leasehold

LOUNGE

18' 5" x 15' 4" (5.62m x 4.67m)

Entered via double glazed uPVC door leading from private courtyard. Double glazed uPVC windows to front and side aspect. LVT herringbone flooring. Pendant and wall mounted light fittings. Radiator. Leading to hallway and opening to kitchen:

KITCHEN

9' 8" x 6' 4" (2.94m x 1.94m)

Impressive contemporary fully fitted kitchen with a range of wall, base and drawer units with rounded edge worktops over incorporating inset double sink and drainer with four ring ceramic hob with extractor above. Integrated appliances such as dishwasher and electric oven. Space for fridge and freezer. Space for dining with fitted bench for seating with storage underneath. Continuation of herringbone LVT flooring. Radiator. Spotlights.

HALLWAY

Carpeted flooring. Doors to bedroom, bathrooms and cupboards, one housing plumbing for washing machine with additional ample storage space. Radiator and vertical radiator. Pendant and wall mounted lighting.

BEDROOM

12' 2" x 10' 9" (3.72m x 3.27m)

Two double glazed windows to side aspect. Double bedroom. Carpeted flooring. Pendant and wall mounted light fittings. Vertical radiator.

BATHROOM

6' 3" x 5' 9" (1.91m x 1.76m)

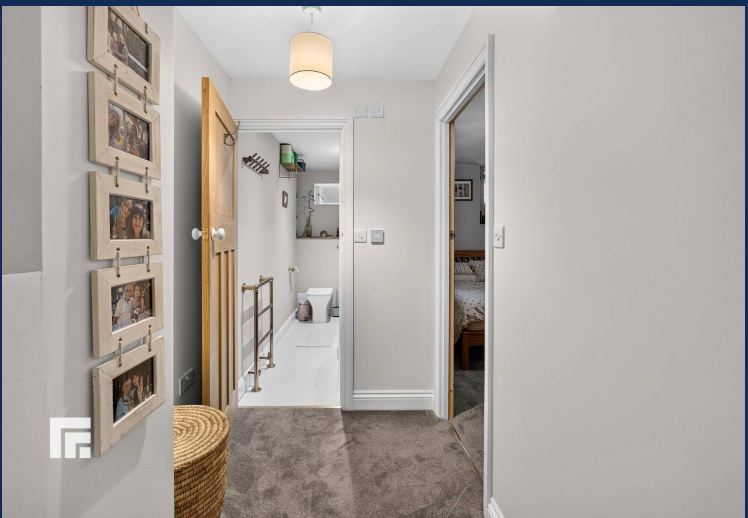
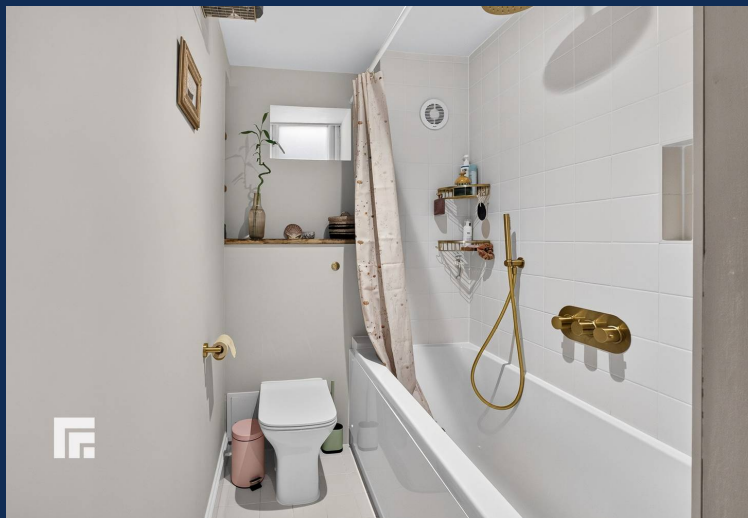
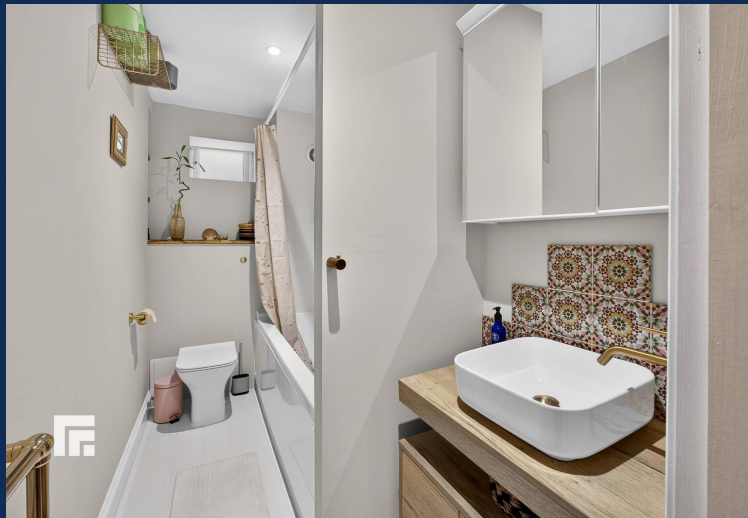
Immaculate modern bathroom comprising: Panelled bath with mains powered rainfall shower above and separate showerhead fixture. WC. Vanity wash hand basin with mixer tap over, storage beneath and mirror over. Tiled flooring and partly tiled walls. Extractor. Towel rail. Spotlights.

TENURE

MGY are advised that the property is LEASEHOLD with a service charge of approx. £2343.04 per annum. Ground rent is PEPPERCORN. The lease length is 125 years from September 2004.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





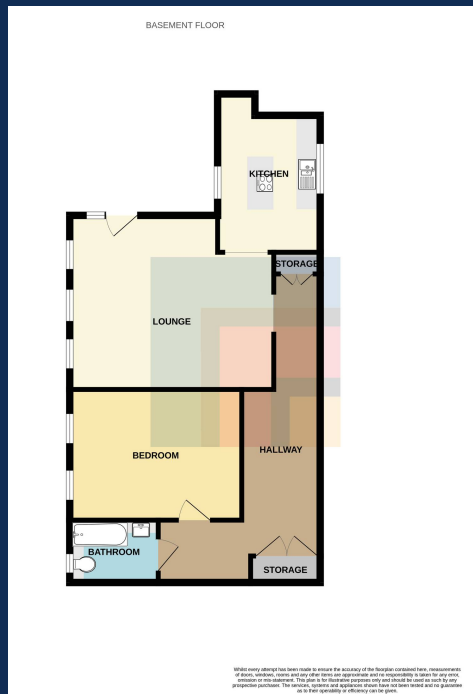
COMMUNAL GARDEN

Shared communal garden.

PERMIT

1 Parking Space

Permit parking available.



PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK