



**SOUDREY WAY**  
CARDIFF  
CF10 5FW

OFFERS IN EXCESS OF  
**£170,000**



**GROUND FLOOR APARTMENT**



**2**



**1**



**1**



**1**

\*IMMACULATELY PRESENTED, GROUND FLOOR APARTMENT IN CARDIFF BAY\* MGY are delighted to bring to market this spacious, two bedroom, ground floor apartment situated within the popular development of Soudrey Way. Located within walking distance to cafes, bars and restaurants of Mermaid Quay and Cardiff City Centre. The accommodation briefly comprises entrance hallway, lounge, outside space, kitchen, two bedrooms and bathroom. The property further benefits from double glazing throughout, video entry intercom system and an allocated parking space. Ideal first time purchase or investment. \*NO CHAIN\*

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 624 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Wall mounted electric heater. Pendant light fitting. Power points. Doors to all rooms. Double glazed uPVC French doors opening into carpark.

#### LOUNGE

Carpet to floor. Pendant light fittings. Power points. TV and telephone point. Wall mounted electric heater. Door to kitchen.

#### KITCHEN

Laminate flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring electric hob with extractor above. Space and plumbing for washing machine. Tiled splashback. Power points. Pendant light fitting. Double glazed uPVC window.

#### BEDROOM ONE

Carpet to floor. Double glazed uPVC window. Power points. Wall mounted electric heater. Door to storage cupboard.

#### BEDROOM TWO

Carpet to floor. Pendant light fitting. Power points. Wall mounted electric heater. Double glazed uPVC window.

#### BATHROOM

Laminate flooring. White three-piece-suite comprising panelled bath with mixer tap over and mains powered shower over, WC, and vanity wash hand basin with mixer tap over and storage beneath. Chrome heated towel rail. Extractor. Pendant light fitting. Shaver point.

#### OUTSIDE

Paved seating area. Accessed from the living room.

#### PARKING

Allocated Parking Space.

#### TENURE

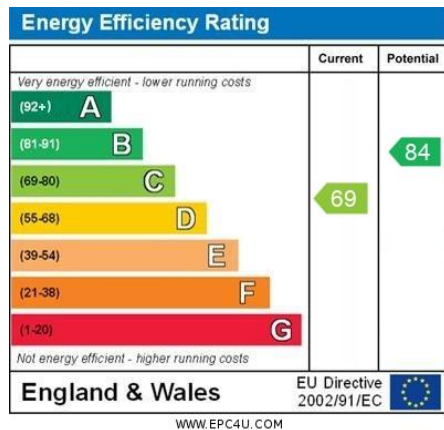
MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of approx. £1,571.10 per annum, which includes water rates, building insurance, video entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and parking management. Ground rent £320 per annum.



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**CARDIFF** 029 2046 5466

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



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