



BARLETTA HOUSE
VELLACOTT CLOSE
CARDIFF CF10 4AF

ASKING PRICE OF
£215,000



TWO BEDROOM DUPLEX APARTMENT



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****RARELY AVAILABLE DUPLEX APARTMENT*** MGY are delighted to bring to market this modern and spacious top floor duplex apartment situated within easy reach of Cardiff City Centre and Cardiff Bay. The accommodation briefly comprises large lounge, kitchen/diner, two double bedrooms and family bathroom. The property further benefits from an allocated parking space plus visitor spaces on site, double glazing, secure intercom system and gas central heating throughout. *Viewing recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 658 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via upgraded front door leading from communal hallway. Laminate flooring. Wall mounted security entry intercom system. Doors to both bedrooms, bathroom, and storage cupboard. Pendant light fitting. Carpeted stairs rising to first floor.

LOUNGE

15' 1" x 13' 10" (4.62m x 4.24m)
Carpet to floor. Spotlights. Power points. TV and telephone point. Double glazed windows. Radiator.

KITCHEN/DINER

15' 1" x 13' 10" (4.62m x 4.23m)
Modern fitted separate kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink with hot and cold tap. Four ring gas hob with extractor fan above and oven beneath. Ample storage. Integrated washer/dryer, fridge/freezer and dishwasher. Stainless steel splashback. Storage cupboard housing Combi-boiler. Spotlights. Power points. Tiled flooring. Double glazed window. Radiator. Space for dining table and chairs.

MASTER BEDROOM

10' 0" x 8' 7" (3.06m x 2.62m)
Carpet to floor. Pendant light fitting with additional spotlights. Fitted wardrobes. Double glazed window. Power points. Radiator.

BEDROOM TWO

9' 6" x 8' 6" (2.91m x 2.61m)
Carpet to floor. Double bedroom. Double glazed window. Power points. Pendant light fitting with additional spotlights

BATHROOM

Vinyl flooring. Tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over and storage beneath, and panelled bath with hot and cold tap over and handheld shower attachment over. Spotlights. Shaver point. Wall mounted mirror. Extractor fan

PARKING

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

TENURE

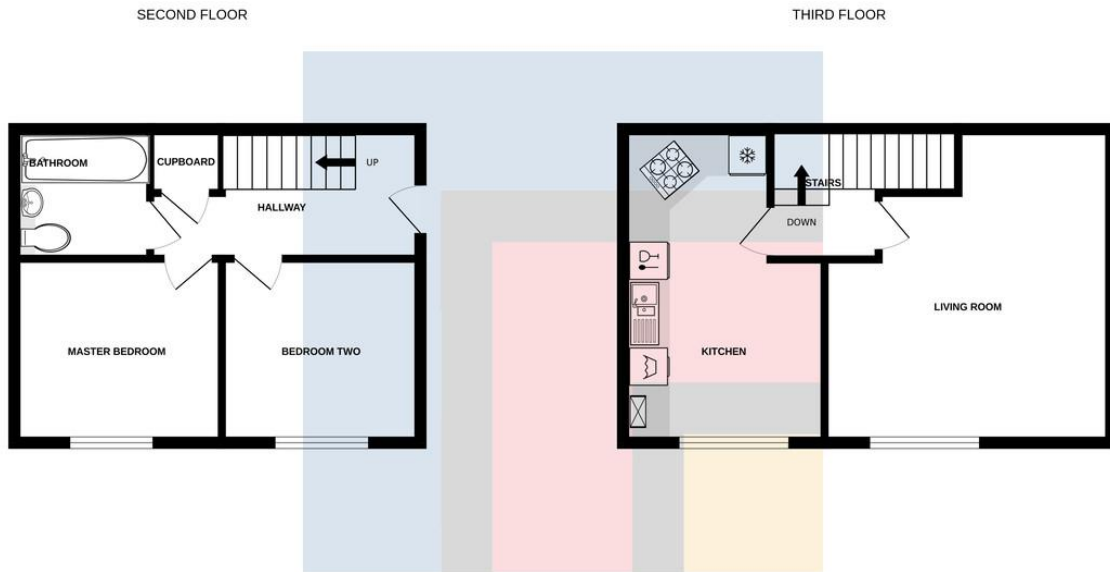
MGY are advised that the property is LEASEHOLD with a term of 150 years from 2000. Low service charges of £2386.45 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space, visitor parking and parking management. Ground rent TBC per annum.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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