



LINDWAY COURT
CONYBEARE ROAD
CANTON CF5 1SB

OFFERS IN EXCESS OF
£199,950



APARTMENT



2



1



1



1

IDEAL FIRST TIME PURCHASE MGY are delighted to bring to market this immaculately presented, two bedroom, top floor apartment situated within Lindway Court on the much favoured Conybeare Road. The property is perfectly positioned with a variety of shops, cafes and restaurants close by and has easy access to local parks and the City Centre. The accommodation briefly comprises entrance hallway, lounge, modern fitted kitchen, two bedrooms and bathroom. The property further benefits from having one allocated parking space, underfloor heating, and is double glazed throughout. ***Viewing highly recommended***

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 743 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Wall mounted entry system. Wood flooring. Doors to all rooms and storage cupboards - one housing hot water tank.

LOUNGE

12' 0" x 22' 6" (3.66m x 6.88m)
Carpet to floor. Double glazed uPVC window to front aspect. TV and telephone point. Wall lighting. Power points. Wall mounted thermostat. Door to :-

KITCHEN

5' 10" x 10' 7" (1.79m x 3.23m)
Modern 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 electric four ring hob with extractor above and oven beneath. Integrated oven. Tiled splashback. Double glazed uPVC window. Space for washing machine and fridge/freezer. Power points.

MASTER BEDROOM

10' 2" x 18' 9" (3.12m x 5.73m)
Larger than normal master bedroom. Double glazed uPVC window to front aspect. Large fitted mirrored sliding wardrobes. Carpet to floor. TV and telephone point. Thermostat. Pendant light fitting.

BEDROOM TWO

6' 10" x 10' 5" (2.09m x 3.20m)
Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Wall mounted thermostat. Pendant light fitting.

BATHROOM

6' 0" x 6' 5" (1.83m x 1.98m)
Double glazed uPVC sash window to rear. WC. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over and mains powered shower above. Tiled flooring and walls. Heated towel rail. Extractor.

LOFT SPACE

Insulated, partially boarded and fitted ladder. Plenty of storage.

PARKING

Allocated parking space and ample visitors parking.

COMMUNAL GARDEN

Communal garden to rear. Laid to lawn, with paved pathway. Outdoor furniture. Shed/ bike storage.

TENURE

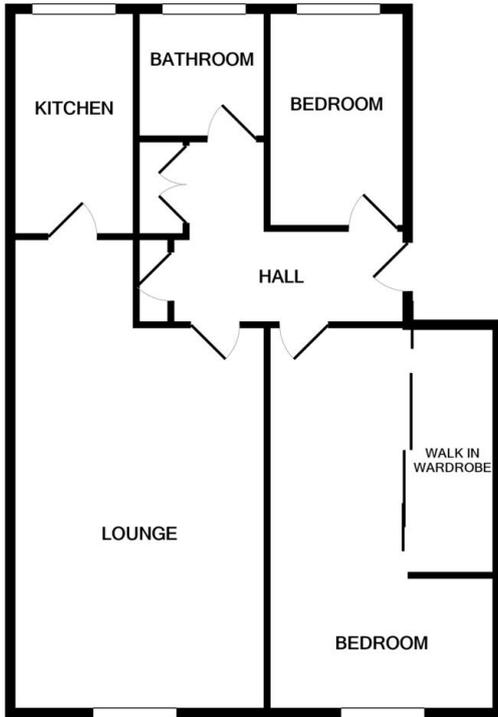
MGY have been advised that the property is LEASEHOLD with 151 years left on the lease. There are no service charges or ground rent. Each flat contributes towards communal electricity which is charged twice yearly at approx. £50 per year.



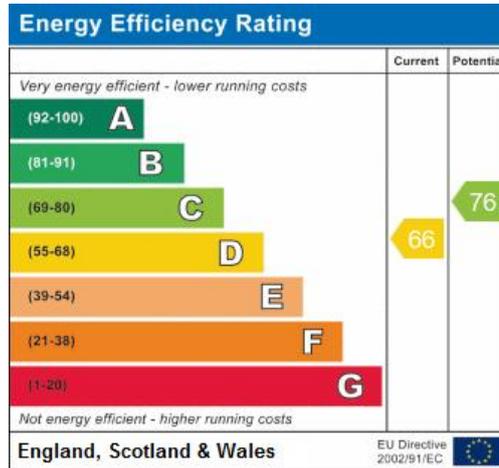
LINDWAY COURT, CONYBEARE ROAD, CANTON CF5 1SB



LINDWAY COURT, CONYBEARE ROAD, CANTON CF5 1SB



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
 Made with Metropix ©2020



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