



## Brunswick Street, Cardiff

Asking Price Of £249,950

**\*\*IMMACULATEDLY PRESENTED\* \*TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT\*\*** MGY are delighted to bring to market this two bedroom duplex apartment in the highly sought after area of Canton and is located just a short walk away from local amenities and is walking distance from the City Centre. The accommodation briefly comprises: open plan lounge/dining room/kitchen, bathroom, bedroom with en-suite and a second bedroom to the top floor. The property further benefits from gas central heating and double glazing throughout. *\*Viewing highly recommended\**

Council Tax band: D

Tenure: Leasehold

## **ENTRANCE**

Entered via composite front door. Carpeted stairs leading to first floor.

## **HALLWAY**

Doors to lounge/kitchen/dining room, bedroom one, bathroom and large storage cupboard. Carpeted split level landing. Carpeted stairs rising to second floor. Pendant light fitting.

## **LOUNGE/KITCHEN/DINING ROOM**

26' 2" x 12' 6" (7.97m x 3.82m)

Double glazed uPVC windows to rear aspect with additional Velux windows. LVT flooring. Radiator. The kitchen has counters across two walls incorporating stainless steel sink and drainer with mixer tap. Integrated appliances including: Fridge and freezer, oven with four ring gas hob and extractor hood above. Cupboard housing Baxi combi boiler. Tiled splashbacks. Double glazed uPVC window to side aspect. Space and plumbing for washing machine. Pendant light fitting.

## **BEDROOM ONE**

17' 2" x 15' 4" (5.23m x 4.67m)

Double glazed uPVC bay window to front aspect with fitted blinds. Excellent sized double bedroom. Carpeted flooring. Fitted mirrored sliding door wardrobes across one wall with excellent storage. Pendant light fitting. Radiator. Alcoves. Door to:

## **EN-SUITE**

7' 8" x 5' 1" (2.33m x 1.55m)

Corner shower cubicle with tiled splashback and mains shower over. Vanity wash hand basin with storage under and mixer tap over. Wall mounted mirrored vanity cupboard. WC. LVT flooring. Extractor. Heated towel rail. Spotlights.

## **BATHROOM**

11' 1" x 6' 2" (3.37m x 1.88m)

Obscure double glazed uPVC window to rear aspect. Panelled bath with electric shower over and mixer tap with tiled splashbacks. Inset wash hand basin with mixer tap. WC. LVT flooring. Heated towel rail. Extractor. Spotlights.

## **SECOND FLOOR**

Carpeted stairs with uPVC double glazed window to side aspect. Door to:

## **BEDROOM TWO**

16' 0" x 11' 7" (4.88m x 3.54m)

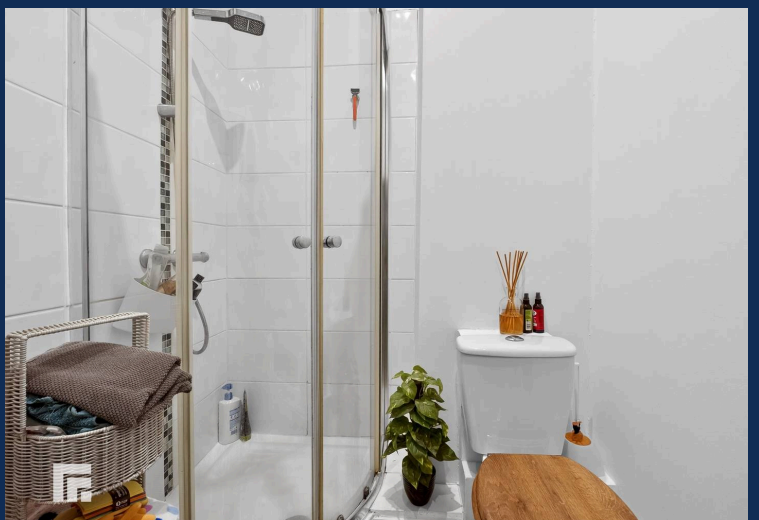
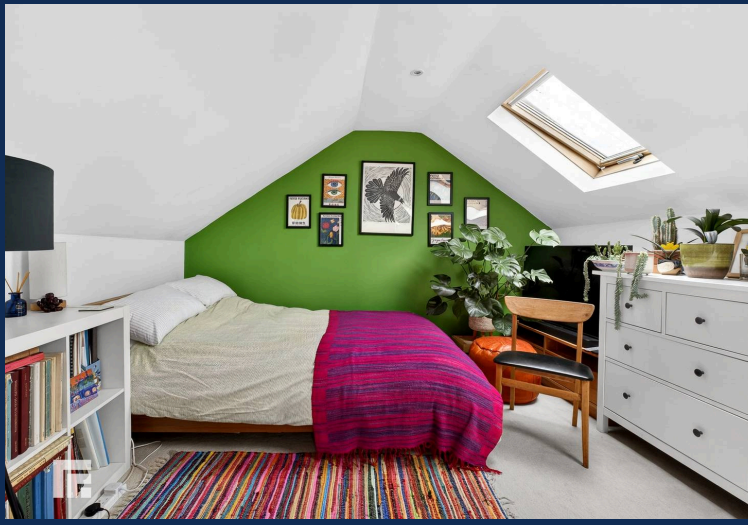
Velux windows. Double bedroom. Carpeted flooring. Spotlights. Radiator.

## **STORAGE**

Shared bin and bike storage outside the property.

## **TENURE**

MGY are advised that the property is leasehold with 125 years remaining from 2015. Peppercorn Ground Rent which is £1 per annum and No Service Charges.





## Permit

Permit parking and visitors permit parking available.

