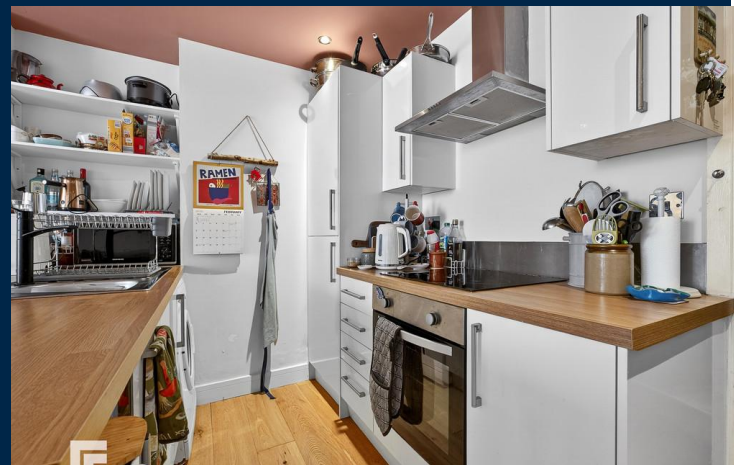




PENARTH ROAD
GRANGETOWN
CARDIFF CF11 6NG

ASKING PRICE OF
£155,000



GROUND FLOOR APARTMENT



1



1



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****BEAUTIFULLY PRESENTED, ONE BEDROOM, GROUND FLOOR APARTMENT**** MGY are delighted to bring to market this immaculately presented, one bedroom, ground floor flat located a short walk from Cardiff City Centre, on Penarth Road, Grangetown. The accommodation briefly comprises entrance hall, open plan lounge/kitchen, double bedroom and shower room. The property further benefits from a private, low maintenance rear courtyard, double glazing throughout, underfloor heating and is sold with a share of the freehold. Ideal first time purchase or investment. No service charges or ground rent. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 270 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in a fantastic location and is a short walk to Cardiff's vibrant City Centre with numerous coffee shops, restaurants, bars, St David's shopping Centres, The Millennium Stadium and Cardiff Castle. Cardiff Central train station and Grangetown train station are also within walking distance, with additional transport links close by, leading to the M4, Cardiff Bay and the City Centre.

ENTRANCE HALL

Entered via front courtyard and wooden door. Laminate wood effect flooring. Spotlights. Doors leading to open plan living area/kitchen, bedroom and shower room.

LOUNGE

13' 4" x 10' 0" (4.07m x 3.05m)
Spacious living room. Double glazed UPVC bay windows to front. TV and telephone point. Built in speakers compatible with Sonos sound system. Electric underfloor heating. Carpeted Flooring. Additional wall mounted vertical heater. Spotlights. Open plan to kitchen.

KITCHEN/DINER

10' 11" x 9' 1" (3.34m x 2.79m)
Modern kitchen. Round edged wooden work surfaces incorporating stainless steel sink with mixer tap and four ring electric hob with extractor over. Ample storage. Built in oven, fridge freezer, washing machine, slim line dishwasher and wine fridge. Breakfast bar with wooden work surfaces, additional storage below and space for three breakfast stools. Laminate wood effect flooring. Spotlights.

BEDROOM

9' 6" x 11' 10" (2.91m x 3.63m)
Double glazed uPVC door leading to private rear courtyard. Two built in storage cupboards, one housing boiler. TV point. Electric underfloor heating. Additional wall mounted vertical heater. Carpeted flooring. Spotlights.

SHOWER ROOM

7' 4" x 4' 6" (2.24m x 1.38m)
Modern shower room. Vanity enclosed wash hand basin with mixer tap. Shower cubicle with rainfall shower and additional shower attachment. WC. Part tiled walls and tiled flooring. Spotlights.

REAR COURTYARD

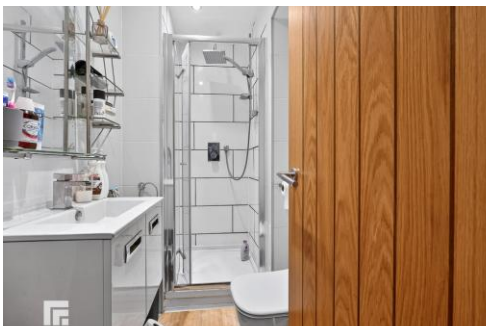
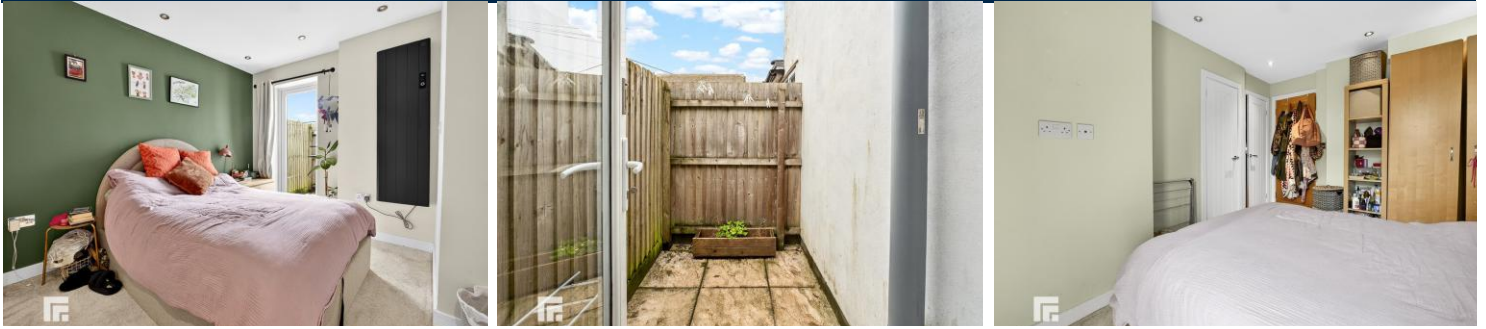
Low maintenance paved courtyard with fence surround. Space for seating. Accessed from the bedroom.

TENURE

MGY are advised that the property owns a 25% share of the freehold, with a lease of 125 years from 2015. The owners of all four apartments individually pay building insurance of £200 per annum. No service charges or ground rent.

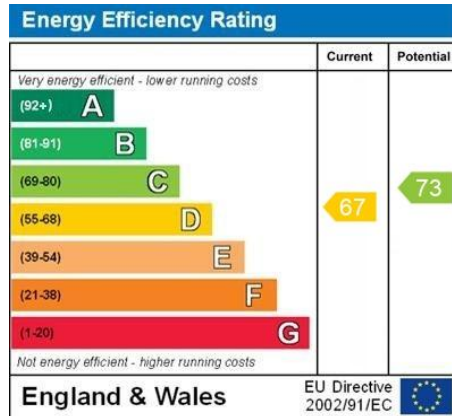
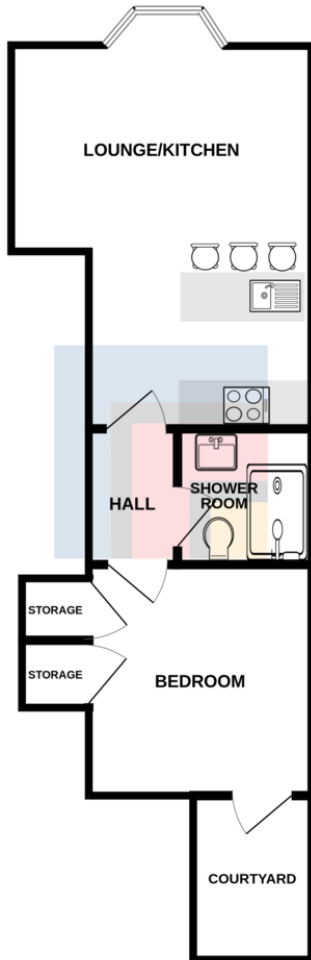


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GROUND FLOOR



CARDIFF 029 2046 5466

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



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