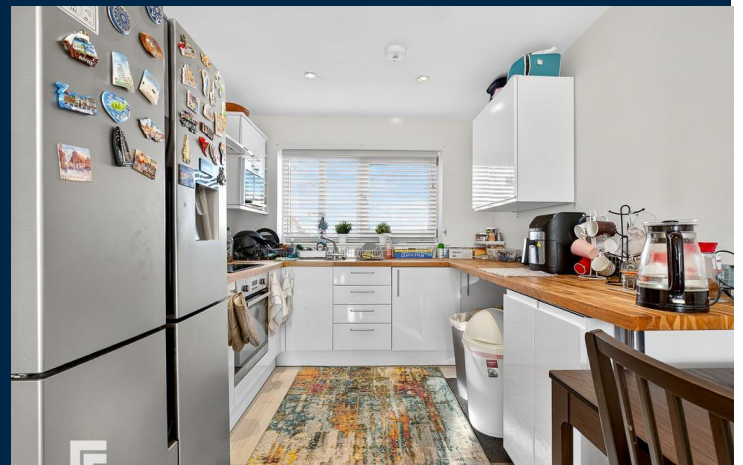




THE SANDHARF
JIM DRISCOLL WAY
CARDIFF CF11 7JN

ASKING PRICE OF
£189,950



THIRD FLOOR APARTMENT



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****IDEAL FIRST TIME PURCHASE***

STUNNING WATER VIEWS* MGY are pleased to present for sale this immaculate two bedroom, third floor apartment, benefitting from impressive water views and parkland views. The accommodation comprises of entrance hall, living room/kitchen/diner, with access to a large decked balcony, two double bedrooms, one with en-suite and bathroom. The property further benefits from double glazing throughout, security entry intercom system, and two allocated undercroft parking spaces plus visitor parking. Ideal first time purchase. EWS1 form in place. Viewing recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 581 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted intercom system. Tiled flooring. Storage cupboard, housing hot water tank. Wall mounted storage heater. Spotlights.

LOUNGE/KITCHEN/DINER

26' 5" x 9' 11" (8.07m x 3.04m)
Double glazed uPVC window and patio door, leading onto large decked balcony with stunning water views. Ample natural daylight. Tiled flooring. TV point. Telephone point. Wall mounted storage heaters. Open plan living. Modern fitted kitchen, with wall and base units and work surfaces incorporating stainless steel sink. Continuation of tiled flooring. Part tiled walls. Integrated oven and four ring electric hob, with extractor hood over. Integrated washing machine, dishwasher and microwave. Space for fridge freezer. Double glazed uPVC window. Spotlights.

MASTER BEDROOM

11' 1" x 11' 10" (3.39m x 3.63m)
Double glazed uPVC window. Carpeted flooring. Wall mounted electric heater. Fitted mirrored sliding door wardrobe. Pendant light fitting. TV point. Door to:-

ENSUITE

6' 11" x 5' 1" (2.13m x 1.55m)
White suite comprising: Vanity wash hand basin, with fitted storage underneath, corner shower cubicle with mains powered shower over, W.C. Wall mounted mirror. Shaver point. Wall mounted electric heater. Tiled flooring and tiled walls. Extractor fan.

BEDROOM TWO

8' 4" x 7' 10" (2.56m x 2.40m)
Double glazed uPVC window. Carpeted flooring. Pendant light fitting. Wall mounted electric heater.

BATHROOM

5' 5" x 6' 1" (1.66m x 1.86m)
Double glazed obscure uPVC window. Panelled bath, with mixer tap and mains powered shower fixture over. Vanity enclosed wash hand basin with mirror over. W.C. Heated towel rail. Shaver point. Tiled flooring and walls. Pendant light fitting. Extractor fan.

BALCONY

South West facing large decked balcony, with water views. Accessed from the lounge/kitchen/diner.

PARKING

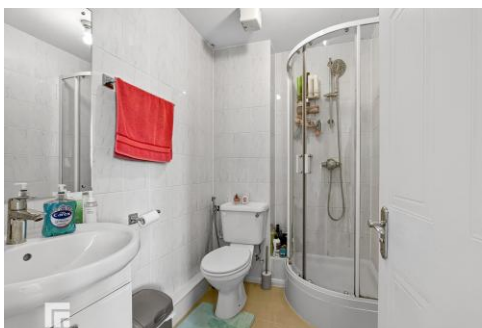
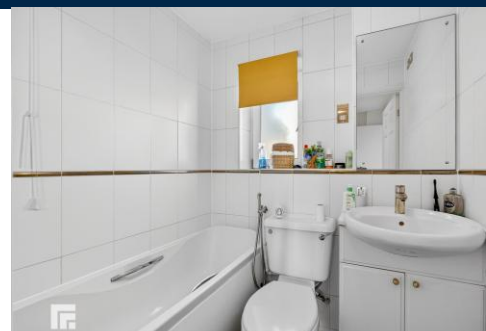
Secure fob access to two allocated undercroft parking spaces. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £3332.55 per annum, which includes water rates, building insurance, lift maintenance, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure coded-accessed bike storage, secure fob access to an allocated undercroft parking space and visitor parking. Ground rent £75 per annum.

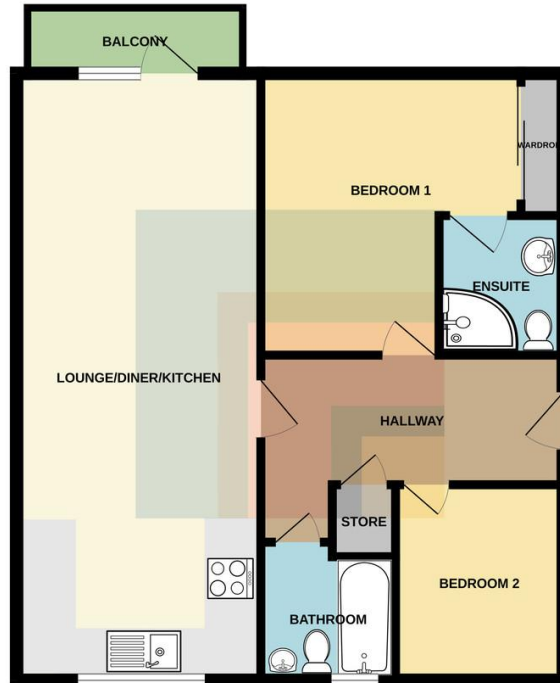


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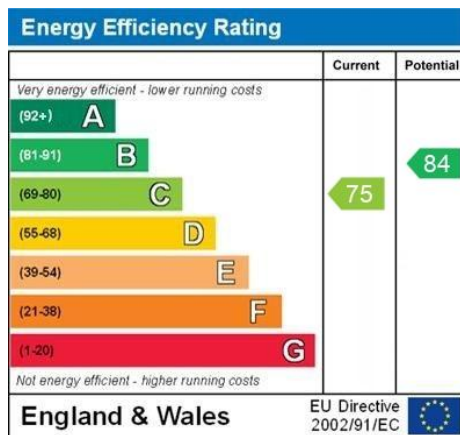


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THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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