

Park View Greyfriars Road

Cardiff CF10 3AL

Price £450,000

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Arguably the best apartment block in the City, situated in the heart of Cardiff City Centre within easy walking distance of all local amenities. This luxury, large, two bedroom with dressing room, penthouse apartment above the Park Plaza Hotel offers over 1,500 sq/ft of generous, open plan accommodation. Park View enjoys all the convenience a City Centre has to offer. Along with an excellent concierge service and secure allocated parking.

This fabulous apartment offers particularly spacious accommodation comprising wide hallway with two large storage cupboards, a laundry cupboard, WC, large, light and airy living/dining room with modern fitted kitchen leading onto a large terrace. There are two spacious bedrooms, both with en-suite bathrooms, as well as a third bedroom, but could easily make a great office space. There is also a second balcony off the master bedroom with views over Cardiff. The apartment comes with a secure basement parking space for either one large car or two small cars and benefits from a video entry system, along with an entrance foyer and concierge service. The apartment also benefits from the luxury of Park Plaza Hotel gym and sauna facilities at a discounted rate.

With a potential rental income of £2,500 per calendar month this property would make an excellent Buy to Let opportunity for an investor.

Reception
Ground floor reception with seating area, concierge desk and access to the lift. High ceilings and glass double doors into a sizeable vestibule.

Top Floor Foyer
Enclosed boardwalk leading to apartments with views over Cardiff and into the Japanese garden below.

Hallway 19'6" x 10'4" (5.94m x 3.15m)
Access through UPVC door. Wood effect flooring. Intercom system. Electric radiator. Skimmed walls and ceilings. Doors leading to all rooms.

Cloakroom
Good sized cloakroom/storage cupboard. Airing cupboard housing water tank. Skimmed walls and ceiling. Wood effect flooring.

Laundry Cupboard 5'1" x 5'5' (1.55m x 1.65m')
Wood effect flooring. Skimmed walls and ceiling. Plumbed for washing machine. Electric socket points.

Living/Dining Room 27'6" x 19'4" (8.38m x 5.89m)
UPVC double glazed patio doors on to balcony. UPVC full height window to rear elevation and views over Cardiff. Skimmed walls and ceiling. Electric feature fire place. internet, TV and telephone connections points. Wooden effect flooring. Two electric radiators.

Kitchen 13'2" x 11'9" (4.01m x 3.58m)
Brick effect flooring. Skimmed walls and ceiling. UPVC double glazed window to front elevation. Centre island with breakfast bar and drawers. A range of modern high gloss grey fitted wall and base units. Under lighting. Quartz effect worktop. Ceiling spotlights. Integrated Bosch appliances which include oven and hob, extractor, waste disposal, full size dishwasher and microwave.

Master Bedroom 15'10" x 17'11" (4.83m x 5.46m)
Carpeted flooring. Skimmed walls and ceilings. Spotlight ceiling. UPVC double glazed patio doors to large balcony.

Master Suite Bathroom 10'1" x 10'1" (3.07m x 3.07m)
Tiled flooring. Spa bath. Separate double shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Partially tiled walls and skimmed spotlight ceiling. Mirrored wall. Extractor fan. High level UPVC double glazed window to front elevation.

Bedroom Two 13'9" x 19'4" (4.19m x 5.89m)
Carpeted flooring. Skimmed walls and ceilings. Spotlight ceiling. Large UPVC double glazed window to rear elevation.

Suite Bathroom Two 8'11" x 6'4" (2.72m x 1.93m)
Tiled floor. Tiled and skimmed walls. Double shower cubicle. Wash hand basin. WC. Marble effect shelving with mirror. Extractor fan. Heated towel rail.

Bedroom Three 11'6 x 6'4" (3.51m x 1.93m)
Carpeted flooring. Skimmed walls and ceiling. Spotlight ceiling. Currently used as a bedroom but could be an office or dressing room. Still an excellent sized double bedroom.

Family Bathroom 5'1" x 5'5" (1.55m x 1.65m)
Tiled flooring. Wash hand basin. Low level WC. Marble effect shelve with fitted mirror above. UPVC double glazed upper window. Extractor fan. Heated towel rail.

Outside
Landscaped Japanese garden with sitting areas. Basement with allocated large parking space.

Services
Mains connected electricity, water and drainage. Concierge service. Use of Park Plaza Hotel gym and sauna facilities are also available at a discounted rate. Service charge is £2,000 per quarter which includes water rates and insurance.

Directions
From our offices on Caerphilly Road travel South towards Gabalfa roundabout. Head down North Road towards the City Centre. Turn left on to Boulevard De Nantes. Then right turn onto Kingsway. Then left onto Greyfriars Road. Park Plaza is on the left.



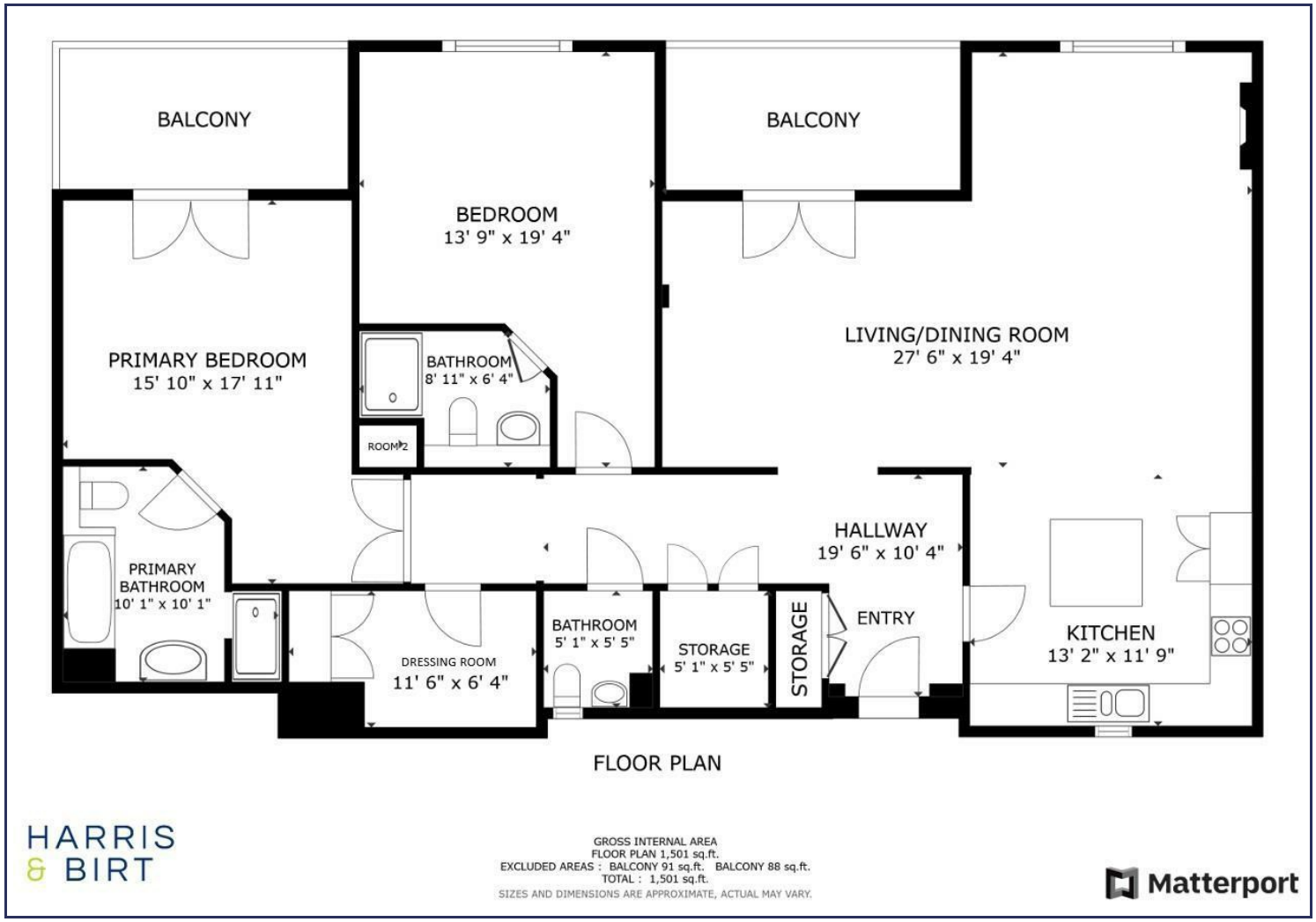



Park Plaza Hotel









FLOOR PLAN

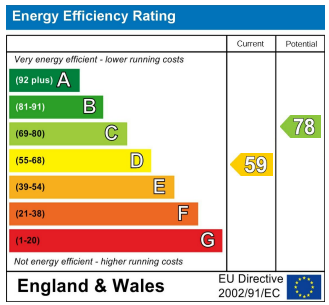
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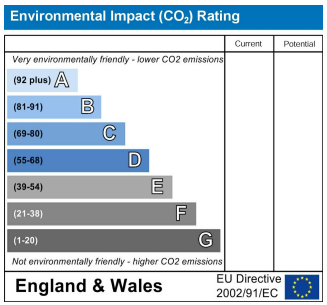
GROSS INTERNAL AREA
FLOOR PLAN 1,501 sq.ft.
EXCLUDED AREAS : BALCONY 91 sq.ft. BALCONY 88 sq.ft.
TOTAL : 1,501 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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