



THE SANDHARF
JIM DRISCOLL WAY
CARDIFF CF11 7JN

ASKING PRICE OF
£175,000



TWO BEDROOM APARTMENT



2



2



2



1

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 581 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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

DESCRIPTION

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ENTRANCE HALL

Entered via a wooden door with a security spyhole. Wall-mounted intercom system. Carpeted flooring. Storage cupboard housing the hot water tank. Wall-mounted storage heater.

LOUNGE/KITCHEN/DINER

24' 11" x 9' 10" (7.6m x 3.0m)
Double-glazed uPVC window offering stunning water views and an abundance of natural light. Tiled flooring. TV and telephone points. Wall-mounted storage heaters. Open-plan living leading to a fitted kitchen with a range of wall and base units and work surfaces incorporating a stainless steel sink. Integrated oven with four-ring electric hob, plus integrated washing machine and dishwasher. Space for a fridge freezer. Carpeted flooring. Double-glazed uPVC window.

BEDROOM 1

13' 1" x 11' 9" (4.0m x 3.6m)

Double-glazed uPVC window. Carpeted flooring. Wall-mounted electric heater. PowerPoints. Door leading to:

ENSUITE

White suite comprising vanity wash hand basin with tiled splashback and fitted storage beneath, corner shower cubicle with mains-powered shower, and W.C. Wall-mounted mirror. Shaver point. Tiled flooring. Extractor fan.

BEDROOM 2

7' 10" x 8' 2" (2.4m x 2.5m)

Double glazed uPVC window. Carpeted flooring. Pendant light fitting. PowerPoints. Wall mounted electric heater.

BATHROOM

5' 10" x 5' 6" (1.8m x 1.7m)

Double-glazed obscure uPVC window. Panelled bath with mixer taps and mains-fed shower attachment. Vanity-enclosed wash hand basin with mirror over. W.C. Heated towel rail. Shaver point. Tiled walls and flooring. Pendant light fitting. Extractor fan.

PARKING

One allocated undercroft parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £3,332 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 £84 per annum.

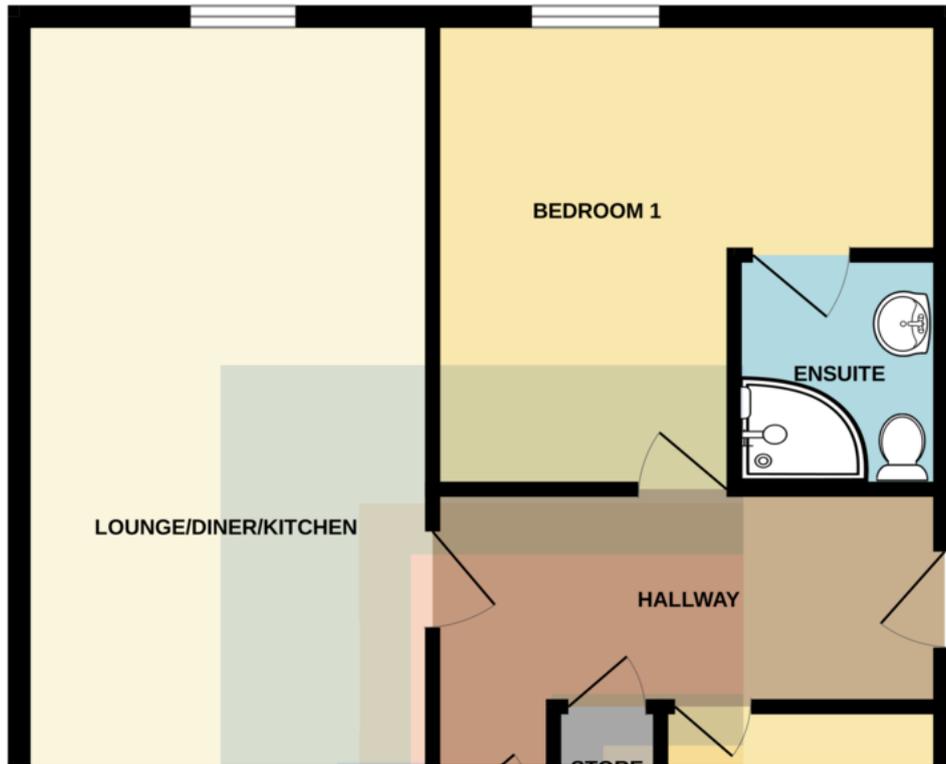


THE SANDWHARF, JIM DRISCOLL WAY, CARDIFF CF11 7JN



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SECOND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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