

10 Kilcredaun House Ferry Court

Cardiff, CF11 0JG

Offers In Excess Of £180,000

HARRIS & BIRT

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LARGER STYLE TWO BEDROOMWATER VIEWS***UNDERCROFT PARKING***Modern purpose built two bedroom, first floor apartment, conveniently located for easy access to Cardiff City Centre, the Bay and M4 links. The accommodation briefly comprises, hallway, open plan lounge/dining/kitchen with sliding doors opening to a full length balcony with views of communal grounds and water views. The balcony is also accessed from both bedrooms. The large master bedroom benefits from an en-suite shower room and fitted wardrobes. There is a second bedroom which is a good size and a modern family bathroom. Prospect Place is a very popular gated secure complex with concierge service, allocated under croft parking with ample visitors parking and also includes use of the on site leisure facilities, gym and pool located on the ground floor of Lady Isle House, the next block over.







Accomodation

First Floor Apartment

Hallway 8'0" x 10'4" (2.44m x 3.15m)
Laminate effect flooring. Skimmed walls and ceilings. Storage cupboard with water heater inside. Doors to all other rooms. Telephone entrance system handset. Two pendant lighting. Smoke detector. Electric radiator.

Lounge 14'2" x 10'6" (4.32m x 3.20m)
Laminate effect flooring. Skimmed walls and ceilings. Spotlight ceiling. Electric radiator. Patio doors onto balcony.

Kitchen 14'2" x 13'0" (4.32m x 3.96m)
Tiled effect flooring. Fitted kitchen with a range of wall and base units with worksurface and tiled splashbacks. Features include; sink and drainer, Electrolux electric oven with four ring hob. Integrated washing machine and Beko fridge/freezer. Extractor fan and built in Electrolux microwave oven.

Master Bedroom 9'1" x 22'2" (2.77m x 6.76m)
Laminate effect flooring. Skimmed walls and ceiling. Radiator. UPVC double glazed window to front elevation. UPVC double glazed door onto balcony. Spotlight ceiling. Smoke detector. Mirrored door fitted wardrobes.

En-Suite 5'6" x 7'3" (1.68m x 2.21m)
Tiled flooring. Tiled walls and skimmed ceilings. Large shower, fully tiled. Wall hung wash hand basin. Low level w.c.

Bedroom Two 8'0" x 12'2" (2.44m x 3.71m)
Laminate effect flooring. Skimmed walls and ceilings. Pendant lighting. Smoke detector. UPVC double glazed door onto balcony. Radiator.

Bathroom 7'0" x 7'3" (2.13m x 2.21m)
Tiled flooring. Partially tiled walls. Remaining skimmed walls and skimmed and spotlight ceiling. Bath with shower above. Wash hand basin with cupboard space below and low level wc. Towel radiator.

Outside
Balcony with wooden flooring. Glass balustrades. Access to lounge and both bedrooms. Space for seating areas. Full use of gym and swimming pool.

Services
24 hour concierge service. Gated development. Full use of the gym and swimming pool. Service charge is approximately £300 per month. Ground rent is £75 every six months.
The vendor informs us that the lease commenced in 2003 and runs for 125 years.

Directions
From our office on Caerphilly Road head south on Caerphilly Rd, keep right to continue on North Rd, turn left onto Boulevard De Nantes, continue to follow A4161. Then turn right onto Fitzalan Place, turn right onto Adam St, turn left onto Central Link, at the roundabout, take the 1st exit onto A4234. At Queens Gate roundabout, take the 3rd exit onto Cardiff Bay Link Rd heading to M4, take the exit towards Cardiff Bay, at the roundabout, take the 3rd exit, turn right onto Ferry Rd, at the roundabout, take the 3rd exit and stay on Ferry Rd and then turn left. Kilcredaun House is on the left of the two buildings towards the sea.

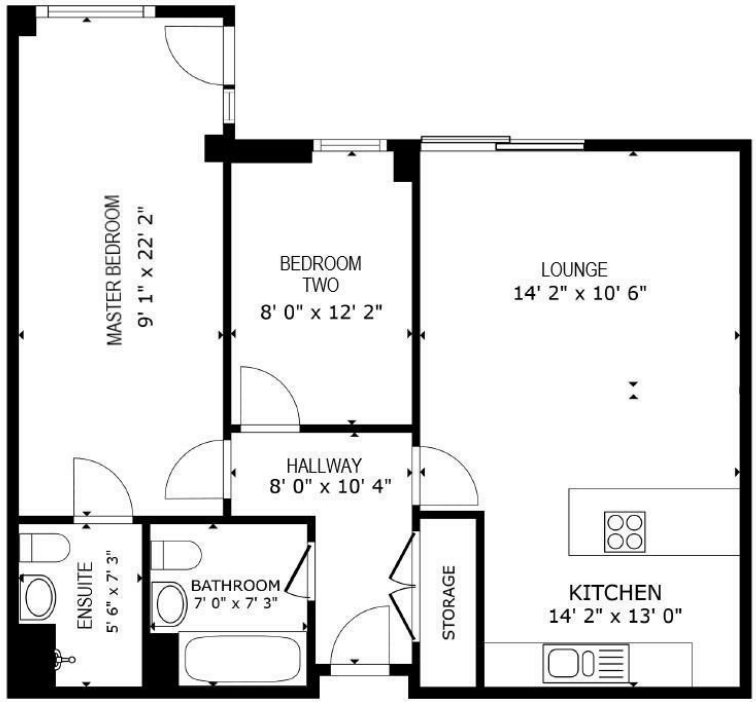









Floor 1



FLOOR PLAN

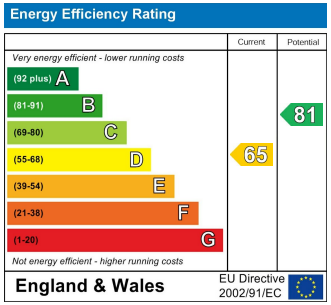
HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

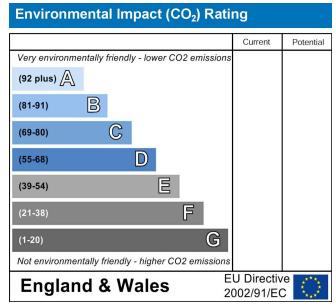
GROSS INTERNAL AREA
FLOOR PLAN 808 sq.ft.
TOTAL : 808 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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