



David Morgan Apartments Barry Lane, Cardiff CF10 1FR

welcome to

David Morgan Apartments Barry Lane, Cardiff

Spacious two-bedroom city centre apartment of approximately 1,000 sq ft, featuring a superb 400 sq ft private balcony and bright open-plan living space. Situated in the sought-after David Morgan Apartments, moments from Cardiff's restaurants, shops and transport links.



Kitchen/Diner

33' 9" Max x 15' 11" Max (10.29m Max x 4.85m Max)

Kitchen - Tiled floor, wall and base units, integrated oven, hob and extractor hood, microwave, washing machine, dishwasher, sink with drying area, electric points.

Diner - Laminate wood flooring, electric points, double glazed window and patio door to the balcony, spot lights.

Bedroom One

19' 8" Max x 10' 7" Max (5.99m Max x 3.23m Max)

Carpeted, spot lights, electric points, double glazed window with patio door to the balcony.

En Suite

Tiled floor and walls, W.C, hand wash basin, electric shaver point, shower.

Bedroom Two

18' 1" Max x 9' 10" Max (5.51m Max x 3.00m Max)

Laminate wood flooring, electric points, double glazed window, access via diner and hall

Bathroom

9' 7" Max x 7' 2" Max (2.92m Max x 2.18m Max)

Tiled floor and walls, bath with over head shower, W.C, hand wash basin, heated towel rail, storage shelf.

The Oak Room

The Oak Room offers a versatile venue for a wide range of events, including banquets, conferences, private functions, birthday celebrations, board meetings, business meetings, Christmas parties, wedding receptions, seminars, and charity events. The possibilities are endless.

The management company can assist with every aspect of your event, from arranging the booking of The Oak Room to recommending trusted caterers, entertainers, decorators, and cleaning services. Their aim is to tailor each event to your individual requirements and ensure a successful and memorable occasion.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online allenandharris.co.uk/Property/CRP108180



welcome to

David Morgan Apartments Barry Lane, Cardiff

- Nearly 100 sq.m. of spacious accommodation
- Exceptionally large private balcony
- Two generous double bedrooms
- Bright and spacious open-plan living/kitchen/dining area
- Prime Cardiff city centre location within David Morgan Apartments

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 8781.16

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108180



Property Ref:
CRP108180 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk