

Seager Drive, Cardiff Bay, Cardiff, CF11 7FD.



PRICE: £122,000 Leasehold

- A two bedroom apartment
- First floor
- Double glazing and parking space
- Ideal first time buy/investment
- Popular location
- EPC Rating - B

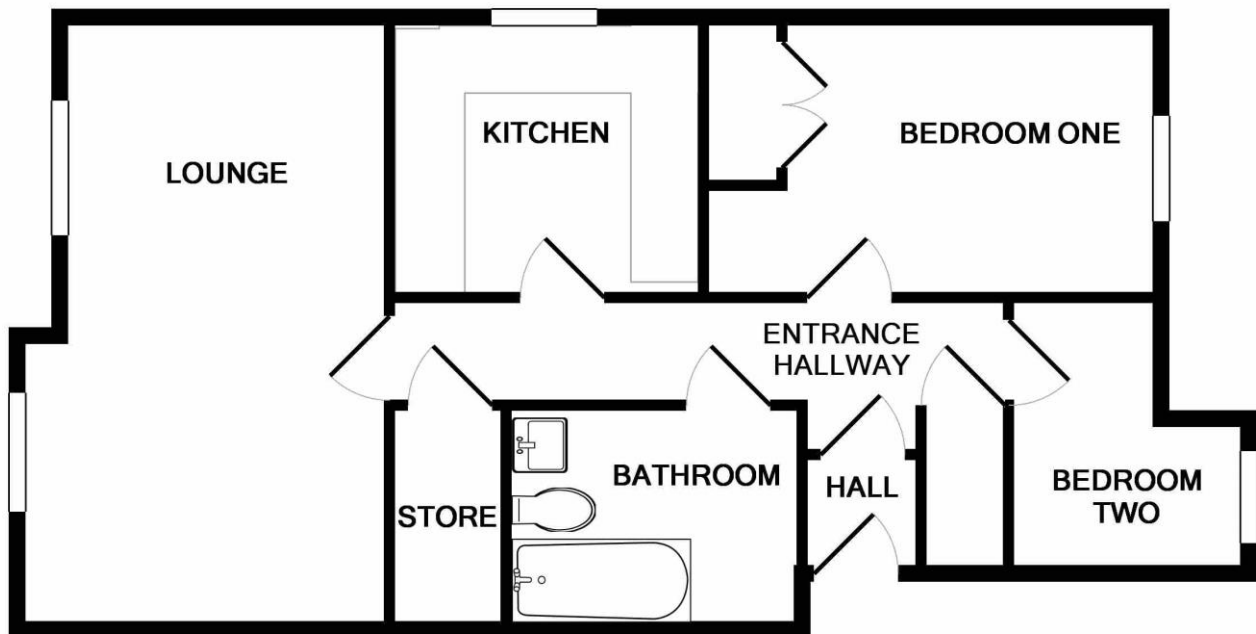


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MOGINIE  
JAMES

**A well presented two double bedroom, first floor apartment that occupies an attractive position with pleasant outlook to the front. The accommodation comprises: entrance hall, spacious open plan living room, refitted kitchen, two good size bedrooms and bathroom. The property benefits from double glazing and allocated parking. The apartment is most conveniently situated within close proximity to local retail facilities at Ferry Road. The area is well provided for by public transport and access to Cardiff Bay with all its amenities and facilities and the M4 corridor is easily accessible. Ideal first time purchase or investment property. Lease Term: 999 years from 1 June 2004.**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## First Floor:

**Inner Hall:** Entered via a front door. Leading to:

**Living Room:** 19'3" x 11' (max) (5.87m x 3.35m (max)). With fitted carpet and 2 upvc double glazed windows to the rear.

**Kitchen:** 8' x 7'9" (2.44m x 2.36m). With tiled floor and a range of wall and floor level units, sink and drainer, space for washing machine and upvc double glazed window to the side.

**Bedroom One:** 12'3" x 8'5" (3.73m x 2.57m). With fitted carpet, built in wardrobe and upvc double glazed window to the front.

**Bedroom Two:** 8'x 6'6" (2.44mx 1.98m). With fitted carpet and upvc double glazed window to the front.


**Bathroom with wc:** With suite comprising: panelled bath, wash hand basin and wc. Heated towel rail.

## Outside:

**Parking:** Allocated parking space.

**Services:** Electricity, water and drainage.

**Tenure:** WE HAVE BEEN INFORMED THAT THE PROPERTY IS LEASEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

## Accreditations & Partners

