



PRICE: £170,000 Leasehold

- Two double bedrooms
- Ground floor apartment
- Allocated parking space
- Popular location
- No Chain
- EPC Rating - C



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This two double bedroom, ground floor apartment in this popular modern development. The accommodation comprises: entrance hall with storage cupboards, living room with open plan kitchen, two double bedrooms, en suite shower room and bathroom. The property benefits from double glazing and allocated parking space. Easy access to the City Centre and Cardiff Bay.. No chain. Lease Term for apartment - 999 years from 1 February 2001.



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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Ground Floor:

Entrance Hall: Entered via front door, wood floor, large storage cupboard and airing cupboard. Door to:

Living Room/Kitchen: 24'6" x 10'8" (7.47m x 3.25m). With wood floor and double glazed window to the side. The kitchen area has wood floor and a range of wall and floor level units, sink and drainer, built in oven and hob and double glazed window to the side.

Bedroom One: 10'2" x 10' (3.1m x 3.05m). With fitted carpet, built in wardrobe, built in cupboard and double glazed window to the side. Door to:

En Suite Shower Room with wc: With tiled floor and suite comprising: tiled shower cubicle, wash hand basin and wc.

Bedroom Two: 10'6" x 9'5" (3.2m x 2.87m). With fitted carpet and double glazed window to the side.

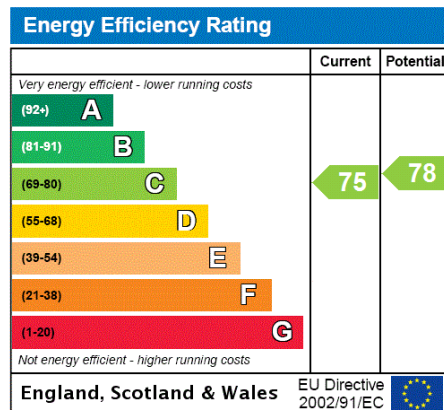
Bathroom with wc: With tiled floor, tiled walls and suite comprising: panelled bath, wash hand basin and wc.

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.



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



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