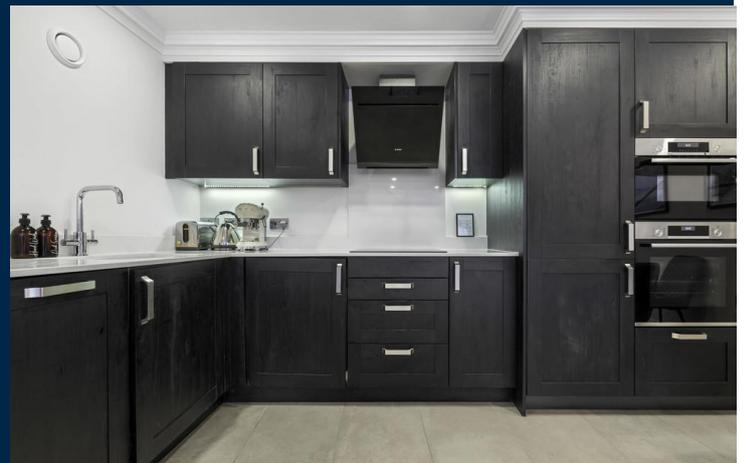
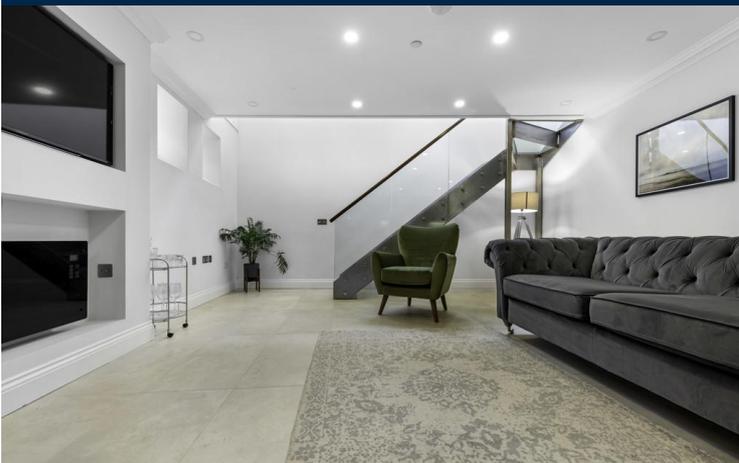


MARINE HOUSE
MOUNT STUART SQUARE
CARDIFF BAY
CARDIFF CF10 5DP

OFFERS IN EXCESS OF
£220,000



ONE BEDROOM APARTMENT



****IDEAL FIRST TIME PURCHASE* HIGH SPECIFICATION THROUGHOUT* GRADE II LISTED BUILDING**** MGY are delighted to offer a redevelopment of a Grade II Listed building, situated in the heart of Cardiff Bay. This sympathetically designed scheme has retained much of the existing classical features from this 1850's building, combined with modern contemporary design. The spacious one bedroom, ground floor duplex apartment comprises of entrance hall to bedroom, bathroom and large mezzanine/study. Stairway leading to unique open plan lounge/kitchen/diner. The property further benefits from sash windows and a video entry intercom system. Additional bike storage. Ideal first time purchase.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 775 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door. Oak flooring. Wall mounted video entry intercom system. Built in storage cupboard. Coving to ceiling. Spotlights. Door leading to bedroom, bathroom and Mezzanine/study.

MEZZANINE/STUDY

11' 9" x 7' 4" (3.59m x 2.24m)
Large sash windows to front and side. Oak flooring. Wall mounted electric panel heater. Spotlights. Feature pendant light fitting. Coving to ceiling. Unique glass stairway, leading to lounge/kitchen/diner.

LOUNGE/KITCHEN/DINER

23' 0" x 15' 2" (7.03m x 4.63m)
Spacious living area. Feature pendant light fighting. Windows to front. Tiled flooring. Wall mounted video entry intercom system. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Open plan living. Large German kitchen. Modern fitted wall and base units, with granite work surfaces incorporating composite sink, with dual tap and drainer. Built in BOSCH oven, BOSCH microwave/grill and four ring BOSCH induction combination hob, with extractor hood over. Splash back. Ample storage with under unit lighting. Integrated BOSCH dishwasher, fridge freezer and washer/dryer. Cupboard housing hot water tank. Extractor fan. Coving to ceiling. Spotlights.

BEDROOM

12' 4" x 9' 6" (3.78m x 2.91m)
Large sash windows to front. Carpeted flooring. Floor to ceiling fitted triple wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Coving to ceiling. Spotlights.

SHOWER ROOM

7' 3" x 5' 10" (2.23m x 1.78m)

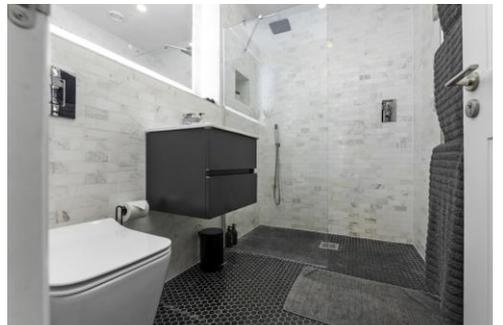
Large modern shower room, with Grohe fittings. Tiled flooring. Fully tiled walls. Walk in double shower, with rainfall shower and additional shower attachment. Vanity enclosed wash hand basin, with dual tap. W.C. Large wall mounted LED mirror. Heated towel rail. Extractor fan. Spotlights.

TENURE

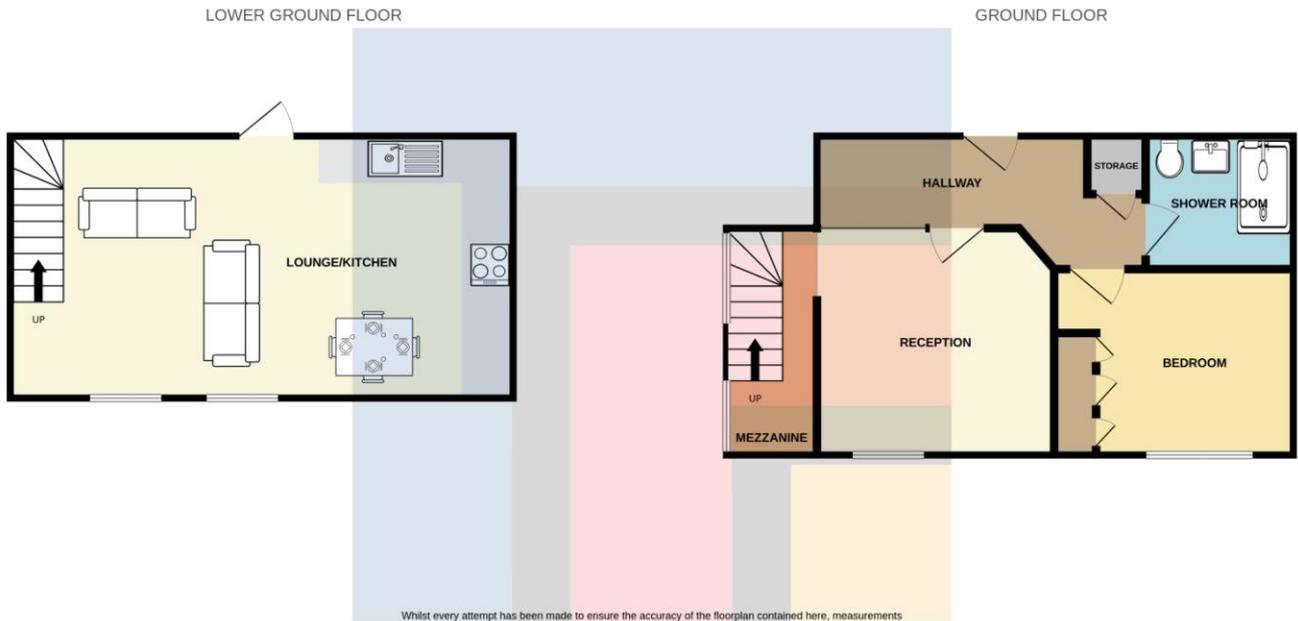
MGY are advised that the property is leasehold, with a term of 250 years from 2019. Service charges of £1,422.40 per annum, which includes a security video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal. Building insurance £353 per annum. Ground rent £190 per annum.



MOUNT STUART SQUARE, CARDIFF BAY, CARDIFF CF10 5DP



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
 South Glamorgan, CF10 5EE



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