



CARDIFF HOUSE
LYNTON COURT
CENTURY WHARF CF10 5NG

ASKING PRICE OF
£249,950



TWO BEDROOM APARTMENT



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****IMMACULATELY PRESENTED**** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment within the highly sought after development, Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of entrance hall to living/dining room, separate fitted kitchen, bathroom and two double bedrooms, one with en suite. The property further benefits from double glazing, a decked balcony, security video entry system and an allocated parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,087 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Walking distance to Mermaid Quay, a short distance to Cardiff Centre and excellent road links to the M4.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Frosted glass square panels to side. Light and spacious. Recently fitted high quality laminate flooring. Storage cupboard. Storage heater. Wall mounted intercom system. Spotlights.

LOUNGE/DINER

24' 1" x 16' 0" (7.36m x 4.89m)

Entered via wooden double doors. Frosted glass square panels to both sides. Double glazed uPVC patio doors and window to decked balcony. Ample natural daylight. Additional window to front. Extremely spacious. Recently fitted high quality laminate flooring. Telephone point. TV aerial point. Wooden double doors to:-

KITCHEN

10' 11" x 10' 5" (3.35m x 3.18m)

Separate kitchen. Tiled flooring. Part tiled walls. Fitted units with work surfaces incorporating stainless steel sink with new Franke tap. Ample storage. Recently fitted, integrated oven, four ring electric hob and stainless steel extractor hood over. Plinth heater. Extractor fan. Recently fitted, integrated washing machine. Space for fridge freezer and tumble dryer. Spotlights. Double doors leading to living/dining room.

MASTER BEDROOM

15' 1" x 13' 10" (4.61m x 4.23m)

Double glazed uPVC windows to rear. Large double bedroom. Recently fitted carpet. Built in double wardrobe. TV aerial point. Telephone point. Door to:-

ENSUITE

8' 8" x 6' 9" (2.65m x 2.08m)

Tiled flooring. Fully tiled walls. Shower cubicle with a recently fitted rainfall shower. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

BEDROOM TWO

14' 0" x 11' 8" (4.27m x 3.56m)

Double glazed uPVC windows to rear. Large double bedroom. Recently fitted carpet. Built in double wardrobe. TV aerial point. Telephone point.

BATHROOM

7' 1" x 6' 11" (2.17m x 2.11m)

Tiled flooring. Fully tiled walls. Panelled bath. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

BALCONY

Decked balcony, with glass surround. Accessed from the living room.

PARKING

Allocated parking space. Visitor parking.

TENURE

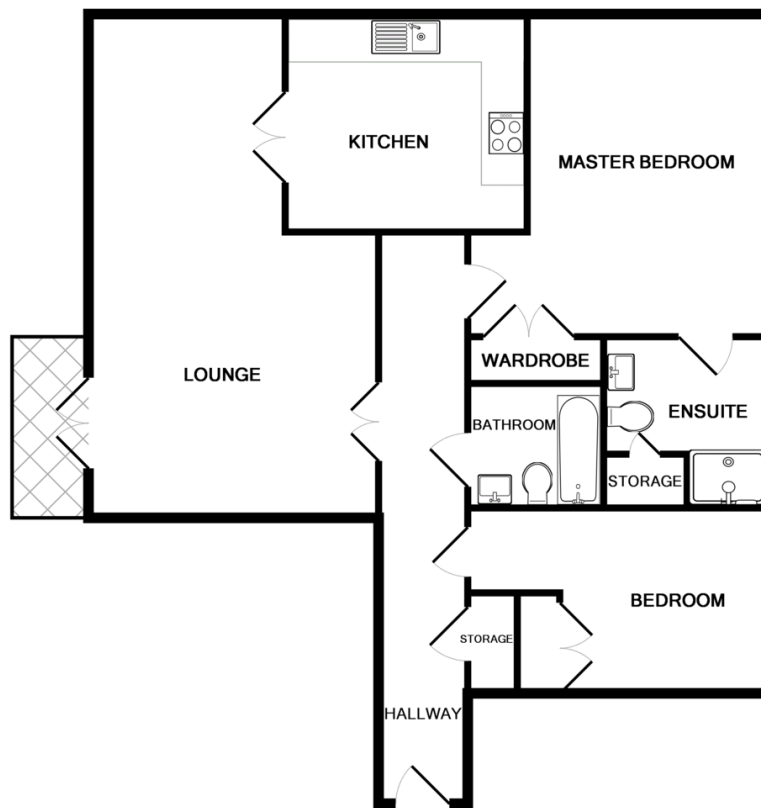
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,283.34 approx per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund contribution, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated parking space, visitor parking and parking management. Ground rent £189.00 + vat per annum.



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

CARDIFF 029 2046 5466

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