



THE WATERQUARTER
GALLEON WAY
CARDIFF CF10 4JB

ASKING PRICE OF
£120,000



TWO BEDROOM APARTMENT



2



1



2



1

****FANTASTIC WATER VIEWS* NO CHAIN****
MGY are pleased to present for sale a two bedroom, fifth floor apartment with fantastic water views. Located in the popular Waterquarter development, the property is situated close to the link roads and to Mermaid Quay, with a variety of cafes, restaurants and bars. The accommodation briefly comprises of large entrance hall, lounge/diner/kitchen with Juliette balcony, two double bedrooms, one with en-suite and bathroom. The apartment further benefits from an allocated undercroft parking space. No chain. Viewing highly recommended.

DESCRIPTION

****FANTASTIC WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale a two bedroom, top floor apartment with fantastic water views. Located in the popular Waterquarter development, the property is situated close to the link roads and to Mermaid Quay, with a variety of cafes, restaurants and bars. The accommodation briefly comprises of large entrance hall, lounge/diner/kitchen with Juliette balcony, two double bedrooms, one with en-suite and bathroom. The apartment further benefits from an allocated undercroft parking space. No chain. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Laminate flooring. Large storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LOUNGE/KITCHEN/DINER

19' 3" x 13' 6" (5.87m x 4.13m)
Double glazed French doors, leading to Juliette balcony with fantastic water views. Laminate wood effect flooring. Wall mounted electric panel heater. Open plan living. Fitted kitchen with wall and base units, with work surfaces incorporating stainless steel sink. Under unit lighting. Built in oven and four ring electric hob, with extractor hood over. Integrated washing machine and dishwasher. T.V Aerial point. Telephone point. Spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

20' 9" x 11' 1" (6.35m x 3.38m)
Double glazed windows to front aspect. Carpeted flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Door leading to:-

EN-SUITE

7' 1" x 6' 9" (2.16m x 2.08m)
Tiled flooring. Part tiled walls. Wall mounted wash hand basin. Shower cubicle. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Spotlights.

BEDROOM TWO

13' 9" x 10' 0" (4.20m x 3.05m)
Double glazed window, to side aspect. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point.

BATHROOM

7' 5" x 6' 9" (2.27m x 2.08m)
Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Spotlights.

PARKING

Allocated undercroft parking space. Visitor parking.

TENURE

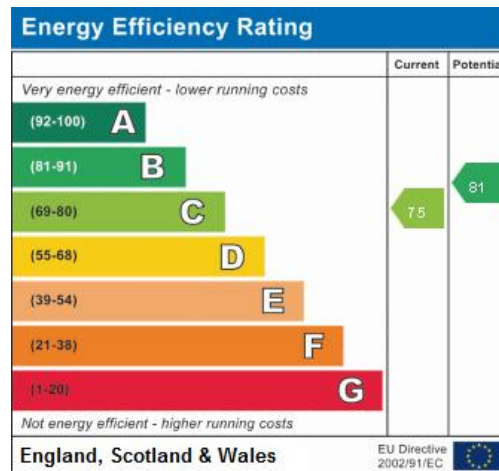
MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £2,215.73 per annum, which includes building insurance, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, allocated parking space and visitor parking. Ground rent £200 per annum.



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