



**MESSINA HOUSE**  
VELLACOTT CLOSE  
CARDIFF CF10 4AS

ASKING PRICE OF  
**£175,000**



**THIRD FLOOR APARTMENT**



**2**



**2**



**2**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom, top floor apartment situated in the popular location of Lloyd George Avenue, close to the City Centre and Cardiff Bay. The accommodation comprises of entrance hallway, lounge/dining room, separate kitchen, two bedrooms, one with ensuite and bathroom. The property benefits from double glazing throughout, security entry intercom system, bike storage and an allocated parking space. Ideal first time purchase or investment. Low service charges. No chain. Viewing recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 646 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### HALLWAY

Entered via wooden door, with security spy hole. Spacious hallway. Carpeted flooring. Wall mounted security entry intercom system. Storage cupboard housing hot water tank. Wall mounted storage heater.

#### LOUNGE/DINING ROOM

18' 6" x 11' 3" (5.66m x 3.45m)  
Double glazed uPVC window, to front aspect. Ample natural daylight. Carpeted flooring. T.V Aerial point. Telephone point. Two wall mounted storage heaters.

#### KITCHEN

11' 1" x 8' 11" (3.40m x 2.73m)  
Separate kitchen with double glazed window to front. Vinyl flooring. Part tiled walls. Fitted wall and base units across three walls with under unit lighting, and work surfaces incorporating stainless steel sink and drainer with mixer tap over. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Integrated fridge freezer. Space for washing machine.

#### BEDROOM ONE

16' 11" x 10' 4" (5.16m x 3.16m)  
Double glazed uPVC window, to front aspect. Double bedroom. Carpeted flooring. Wall mounted storage heater. Door to en-suite:

#### EN-SUITE

Part tiled walls. Vanity wash hand basin with cupboard space underneath and wall mounted mirrored cabinet above. W.C. Spotlights. Shaver point. Please note, this en-suite is in need of full refurbishment, following a historical leak.

#### BEDROOM TWO

10' 6" x 6' 1" (3.21max x 1.87max)

Double glazed uPVC window, to rear aspect. Carpeted flooring. Wall mounted storage heater.

#### BATHROOM

Fully tiled walls. Vinyl flooring. Panelled bath, with mixer tap over and handheld shower attachment. Vanity wash hand basin with cupboard space underneath and wall mounted mirrored cabinet above. Extractor fan. Spotlights. Heated towel rail.

#### PARKING

Allocated parking space. Visitor parking.

#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Low service charges of £1,994.42 per annum, which includes building insurance, water rates, security entry intercom system, bike storage, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.



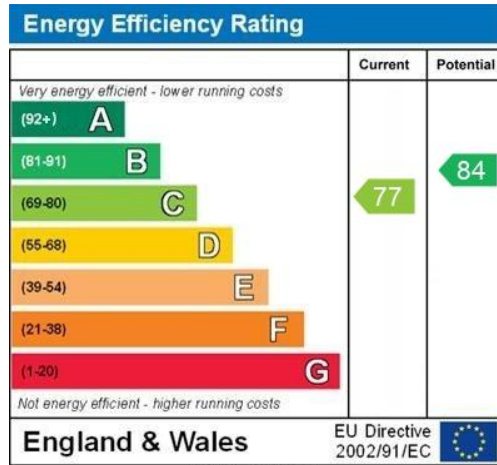
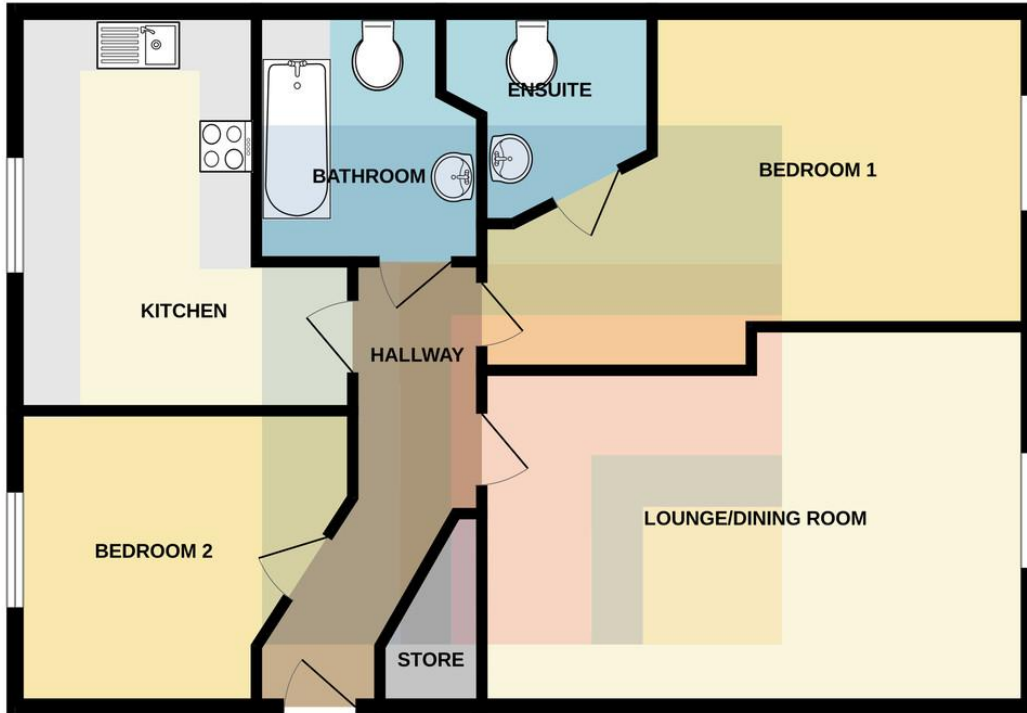


# MESSINA HOUSE, VELLACOTT CLOSE, CARDIFF, CF10 4AS



# MESSINA HOUSE, VELLACOTT CLOSE, CARDIFF, CF10 4AS

## THIRD FLOOR



**CARDIFF** 029 2046 5466

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**