



**CWRT COLES
SLOTT
CARDIFF CF24 2RY**

ASKING PRICE OF
£145,000



TWO BEDROOM APARTMENT



2



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****IDEAL INVESTMENT OR FIRST TIME PURCHASE**** MGY are pleased to present for sale a spacious two bedroom, second floor apartment located in the popular Windsor Village development, in Pengam Green. The development is conveniently located close to local amenities, the A48/ M4 link roads and with easy access to the City Centre. The modern accommodation briefly comprises large entrance hall with ample storage, a spacious kitchen/living/dining area, two double bedrooms, master with en-suite and modernised bathroom. The property also benefits from double glazing throughout, security entry intercom system and two allocated parking spaces. Viewing highly recommended.

LOCATION

Windsor Village is a quiet development situated in Pengam Green, with Tesco Extra and the Four Elms Medical Centre close by. It has excellent transport links to the City Centre, Cardiff Bay, the A470 and M4. The property is also within close proximity to Newport Road Retail Park and a variety of supermarkets, restaurants, fast food and coffee shops, including Starbucks and Costa.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted entry phone system. Large hallway. Laminate wood effect flooring. Wall mounted storage heater. Three storage cupboards, one housing hot water tank. Doors leading to all rooms.

LIVING ROOM

13' 1" x 9' 8" (4.01m x 2.97m)
Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Wall mounted storage heater. TV aerial point. Telephone point. Coving to ceiling. Open plan living.

KITCHEN

7' 8" x 7' 8" (2.36m x 2.34m)
Fitted kitchen with wall and base units and work surfaces incorporating stainless steel sink. Ample storage. Vinyl flooring. Part tiled walls. Built in oven, four ring electric hob and stainless steel extractor hood over. Splash back. Space for fridge freezer and washing machine. Coving to ceiling.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 700 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

12' 2" x 10' 2" (3.73m x 3.12m)
Double glazed uPVC windows to front aspect. Carpeted flooring. Spacious double bedroom. Built in double wardrobe, with sliding doors. TV aerial point. Wall mounted electric panel heater. Door leading to:-

EN-SUITE

Vinyl tile effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Shaver point.

BEDROOM TWO

10' 5" x 9' 10" (3.20m x 3.00m)
Double glazed uPVC windows to front aspect. Spacious double bedroom. Carpeted flooring. Wall mounted electric panel heater.

BATHROOM

Modernised bathroom. Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Pedestal wash hand basin. W.C. Heater. Extractor fan. Shaver point.

COMMUNAL GARDENS

Large communal gardens. Laid to lawn with communal park.

PARKING

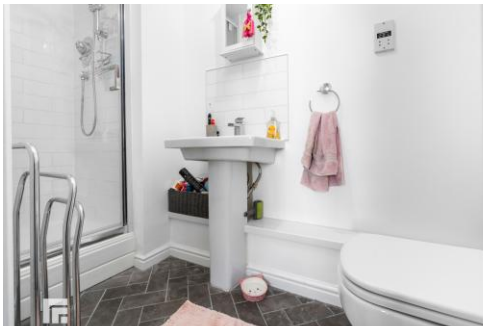
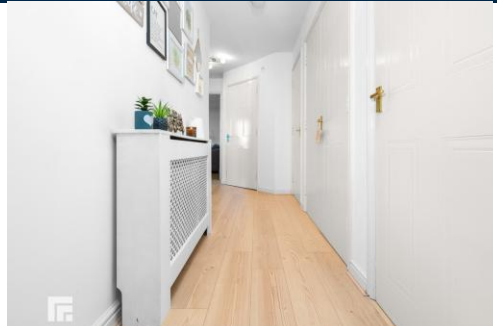
Two allocated parking spaces.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £2,048 per annum, which includes building insurance, water rates, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal and two allocated parking spaces. Ground rent £150 per annum.

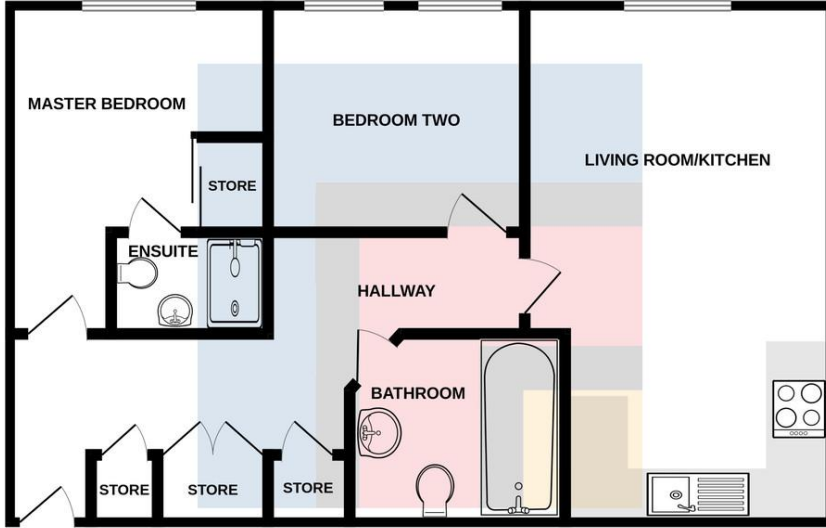


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SECOND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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