



**ST STEPHENS MANSIONS**  
**MOUNT STUART SQUARE**  
**CARDIFF CF10 5LQ**

ASKING PRICE OF  
**£195,000**



**THIRD FLOOR APARTMENT**



**2**



**2**



**2**



**1**

**\*\*TWO DOUBLE BEDROOM APARTMENT, NO CHAIN\*\*** MGY are delighted to bring to market this superb two-bedroom, third floor apartment located within the popular St Stephens Mansions development in Cardiff Bay. The modern accommodation briefly comprises entrance hallway, open plan living/dining room, kitchen, two double bedrooms (master with en-suite), and family bathroom. The property further benefits from a video entry intercom system, double glazing throughout and secure gated parking, with an allocated parking space. No chain.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 785.76 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Very spacious hallway. Video entry intercom system. Carpeted flooring. Two built in storage cupboards, one housing hot water tank. Wall mounted electric radiator. Doors to all rooms.

#### **LOUNGE**

19' 6" x 13' 2" (5.96m x 4.02m)  
Double glazed uPVC windows, to front. Spacious living room. Carpeted flooring. TV and Telephone point. Two wall mounted electric panel heaters. Coving and spotlights to ceiling.

#### **KITCHEN**

14' 6" x 5' 10" (4.42m x 1.78m)  
Separate kitchen. Tiled flooring. Part tiled walls. Fitted units with work surfaces incorporating double stainless steel sink. Under unit lighting. Integrated four ring Smeg hob, Neff oven and extractor fan over. Integrated microwave, fridge freezer and washing machine. Integrated dishwasher.

#### **BEDROOM ONE**

14' 3" x 10' 2" (4.36m x 3.11m)  
Double bedroom. Double glazed uPVC window to front. Carpeted flooring. Fitted wardrobes and storage across one wall. TV and Telephone point. Wall mounted electric panel heater. Door to en-suite:

#### **ENSUITE**

6' 3" x 5' 10" (1.91m x 1.78m)  
Tiled flooring. Fully tiled walls. Cubicle with mains shower and glass door. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

#### **BEDROOM TWO**

13' 3" x 10' 2" (4.05m x 3.10m)  
Double bedroom. Double glazed uPVC windows to front. Carpeted flooring. TV and Telephone point. Wall mounted electric panel heater.

#### **BATHROOM**

7' 8" x 6' 3" (2.35m x 1.92m)  
Tiled flooring. Fully tiled walls. Panelled bath with mains shower over and mixer tap. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

#### **PARKING**

Secure gated access to an allocated parking space.

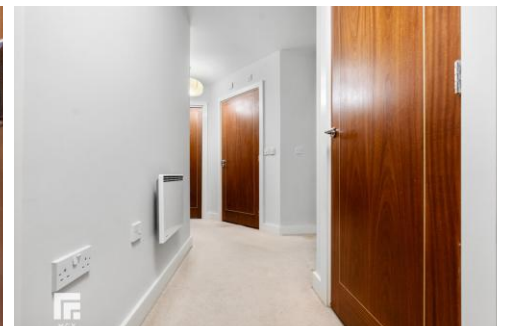
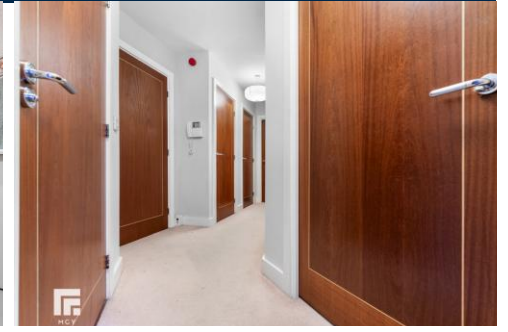
#### **TENURE**

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2332.82 per annum, which includes building insurance, water rates, secure fob access, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £173.34 per annum.



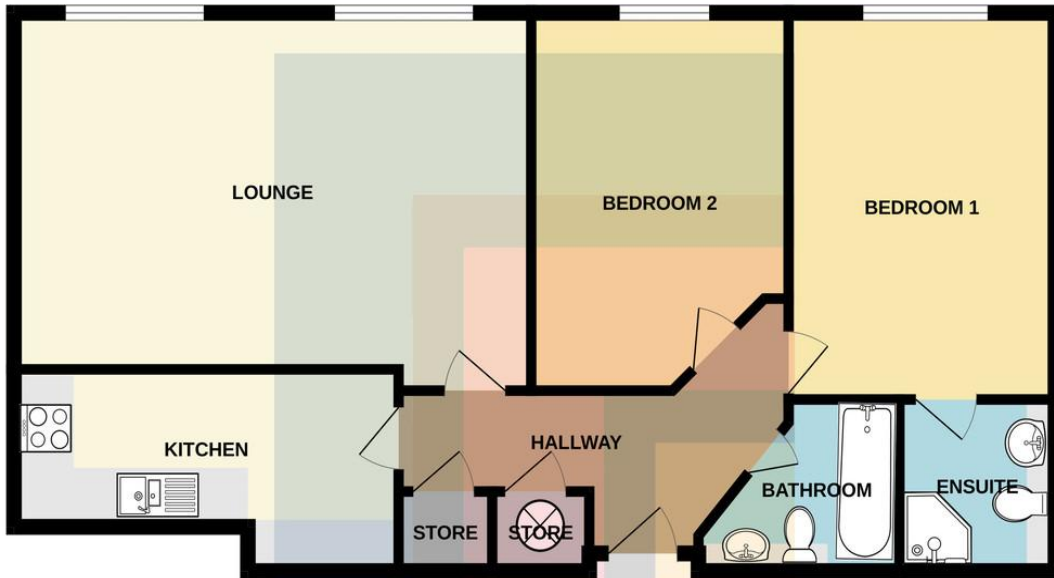


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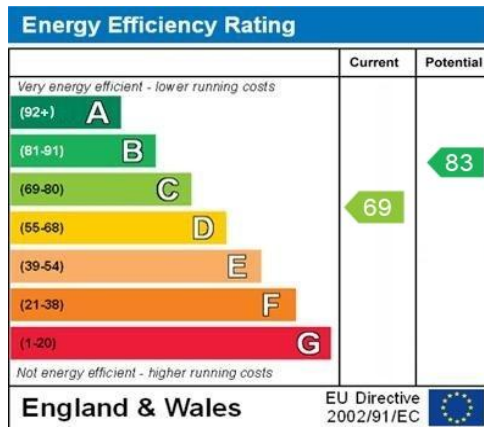


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## THIRD FLOOR



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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