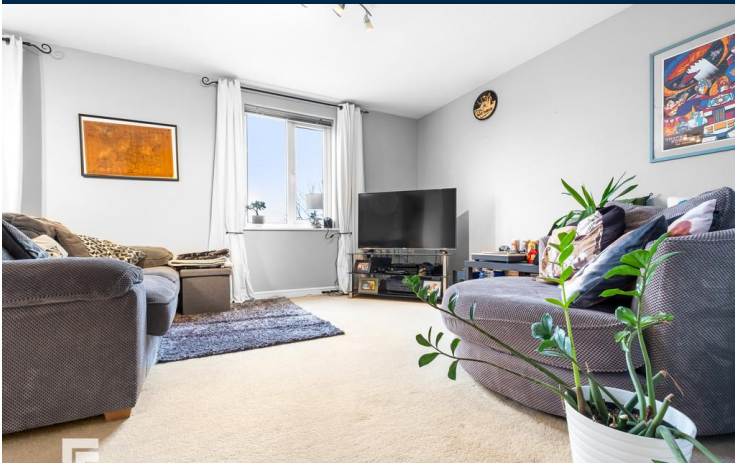




**RIMINI HOUSE**  
LLOYD GEORGE AVENUE  
CARDIFF CF10 4DH

ASKING PRICE OF  
**£180,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*BRIGHT AND SPACIOUS, SECOND FLOOR, TWO BEDROOM APARTMENT\***  
MGY are delighted to bring to market this two bedroom, second floor apartment situated on the much favoured Lloyd George Avenue, Cardiff Bay. The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms - master en-suite, and family bathroom. The property further benefits from one allocated parking space, electric heating and double glazing throughout. \*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 721.18 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Carpet to floor. Wall mounted electric heater. Pendant light fitting. Wall mounted intercom system. Doors to all rooms and two storage cupboards.

#### **LOUNGE**

21' 10" x 13' 10" (6.68m x 4.22m)  
Continuation of carpet from hallway. Pendant light fittings. Two double glazed windows. TV and telephone point. Power points. Wall mounted electric heater. Opening to :-

#### **KITCHEN**

9' 3" x 7' 1" (2.84m x 2.18m)  
Laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with hot and cold tap over and electric hob with extractor over. Integrated appliances such as oven/grill, washing machine and fridge/freezer. Pendant light fitting. Tiled splashbacks. Power points.

#### **MASTER BEDROOM**

10' 9" x 10' 7" (3.28m x 3.25m)  
Carpet to floor. Pendant light fitting. Wall to ceiling double glazed window. Power points. Electric wall mounted heater. Door to :-

#### **ENSUITE SHOWER ROOM**

Vinyl flooring. Partially tiled walls. WC. Wall mounted wash hand basin with hot and cold tap over. Pendant light fitting. Walk in shower cubide.

#### **BEDROOM TWO**

8' 2" x 7' 3" (2.51m x 2.21m)  
Carpet to floor. Pendant light fitting. Power points. Double glazed window. Wall mounted electric heater.

#### **BATHROOM**

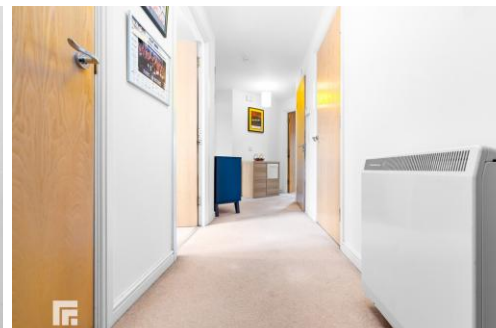
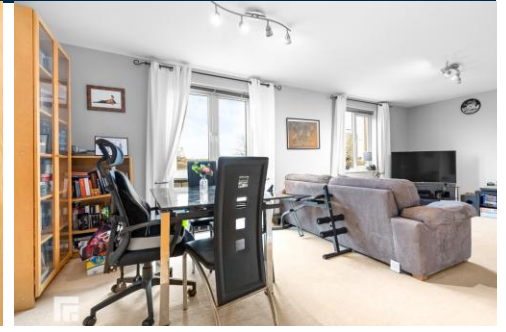
8' 0" x 4' 5" (2.44m x 1.35m)  
Vinyl flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap over, and panelled bath with hot and cold tap over and shower head attachment above. Pendant light fitting. Extractor fan.

#### **TENURE**

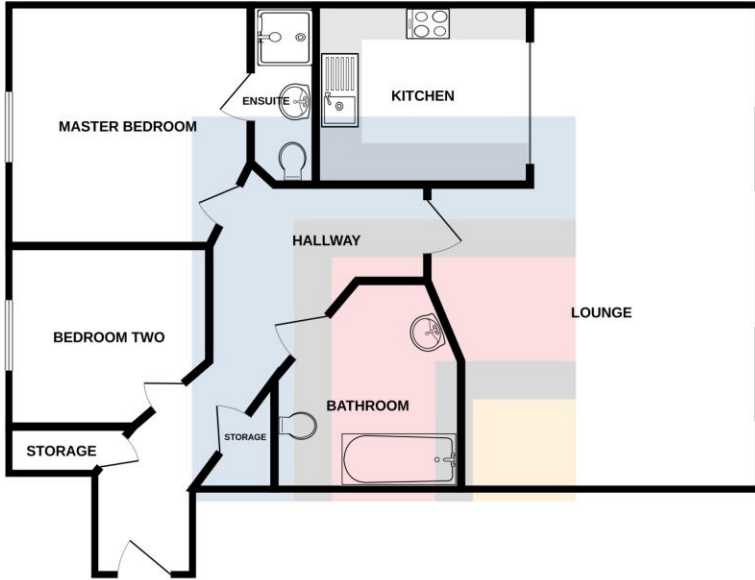
MGY are advised that the property is leasehold, with a term of 999 years from 2000. Service charges of approx. £1975 per annum, which includes building insurance, water rates, security entry intercom system, bike storage, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF 029 2046 5466**

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



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