



BRICKWORKS
TRADE STREET
BUTETOWN
CARDIFF CF10 5EG

OFFERS IN EXCESS OF
£237,500



SECOND FLOOR APARTMENT



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****FANTASTIC CITY CENTRE APARTMENT* NO CHAIN**** MGY are pleased to present for sale a spacious light filled two bedroom, second floor apartment, located in the popular Brickworks development. The development boasts a fantastic position, in the heart of the city centre. The accommodation comprises of open plan lounge, diner, kitchen, two double bedrooms, one with en-suite, main shower room, private terrace and electric heating throughout. The property further benefits from an allocated parking space. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 670 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Engineered wood flooring. Wall mounted lighting. Storage cupboard, housing hot water tank installed November 2021. Wall mounted electric panel heater. Doors to all rooms.

LOUNGE/DINER/KITCHEN

22' 8" x 11' 2" (6.93m x 3.42m)
Double glazed French doors to front with Juliette balcony. Ample natural daylight. LVT flooring. Modern fitted kitchen, with base and wall units and work surfaces incorporating stainless steel sink and drainer, with mixer tap. Integrated electric oven and four ring induction hob, with extractor over and tiled splashback. Integrated dishwasher and fridge freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Spotlights. Open Plan living and space for Dining.

BEDROOM ONE

14' 7" x 9' 9" (4.45m x 2.99m)
Double bedroom. LVT flooring. Double glazed window and door to front with access to private terrace. Wall mounted electric panel heater. TV point. Door to ensuite:

ENSUITE

7' 8" x 4' 7" (2.35m x 1.41m)
Excellent modern suite comprising: walk in double shower cubicle, with glass door and mains rainfall shower with additional shower attachment and tiled splashbacks, plus contemporary wall mounted wash hand basin with mixer tap over. W.C. LVT flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

13' 3" x 10' 9" (4.04m x 3.29m)
A second double bedroom. Double glazed window to front. LVT flooring. Wall mounted electric panel heater. TV point.

SHOWER ROOM

7' 2" x 5' 4" (2.20m x 1.65m)
Excellent modern suite comprising: walk in double shower cubicle, with glass door and mains rainfall shower with additional shower attachment and tiled splashbacks, plus contemporary wall mounted wash hand basin with mixer tap over. W.C. LVT flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights.

TERRACE

Large decked terrace, with glass surround. Accessed from bedroom one.

PARKING

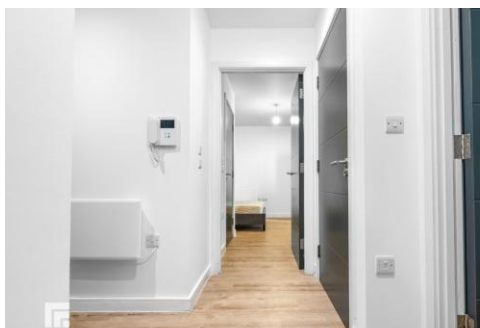
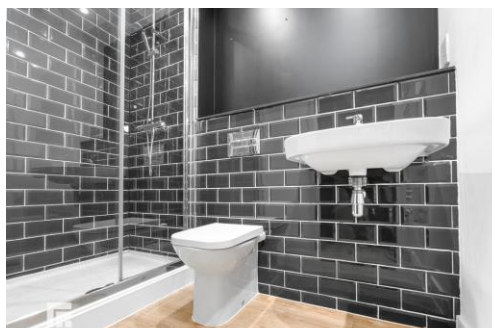
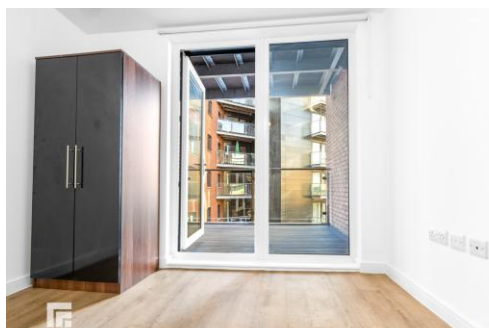
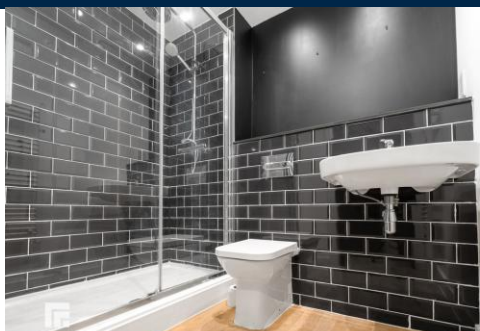
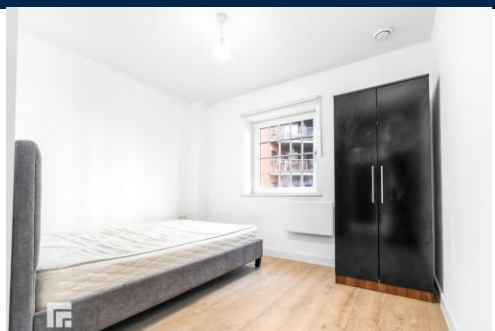
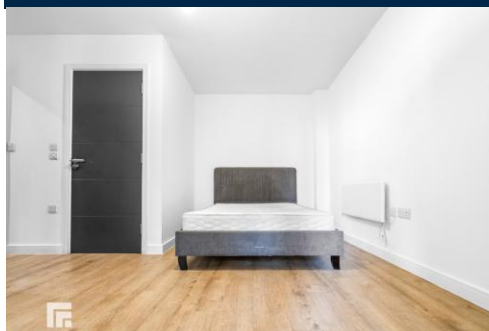
Gated access to an allocated parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2019. Service charges approx. £2,280 per annum, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated parking space and bike storage. Includes access to communal resident recreational area on 5th Floor (table tennis and seating with views West) and on-site building caretaker. Ground rent £235 per annum.

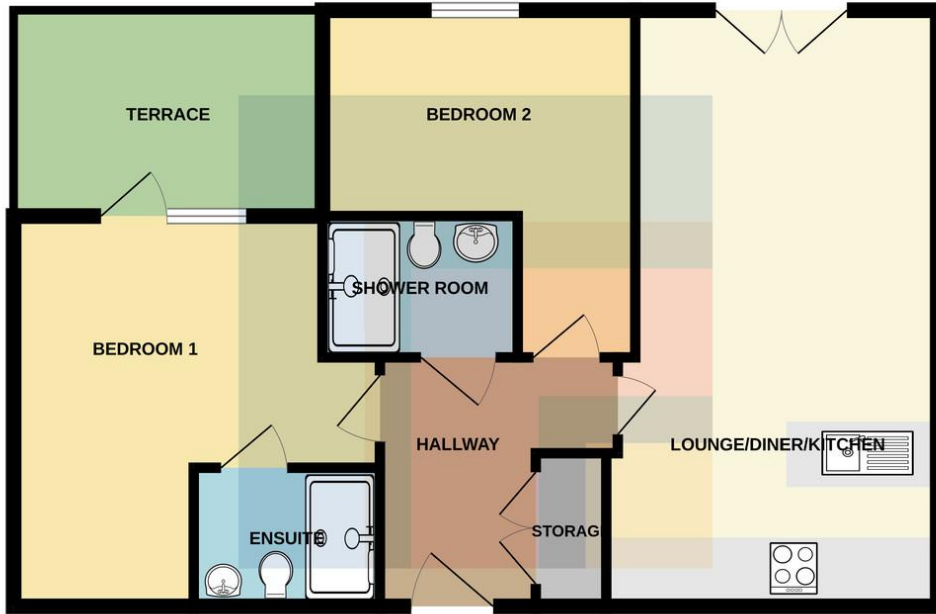


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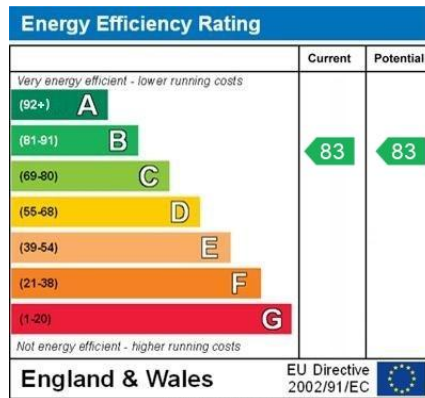


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SECOND FLOOR



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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