



**CYMRIC BUILDINGS**  
WEST BUTE STREET  
CARDIFF CF10 5LL

ASKING PRICE OF  
**£175,000**



**ONE BEDROOM APARTMENT**



**\*\*IMMACULATELY PRESENTED\* GRADE II LISTED BUILDING\*\*** MGY are delighted to bring to market this spacious and modern one bedroom apartment situated on the first floor of a Grade II listed limestone building, in the popular development Cymric Buildings, Cardiff Bay. The apartment is within walking distance to Cardiff Bay train station and Mermaid Quay, offering a variety of bars, shops and restaurants. The property briefly comprises entrance hall, living room, kitchen, bedroom, bathroom and large private terrace. The unique apartment further benefits from double glazing throughout, a secure video entry intercom system, communal rooftop terrace and secure gated access to an allocated parking space.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Engineered wood flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Doors leading to living room, bedroom and bathroom.

#### LIVING ROOM

20' 11" x 11' 8" (6.38m x 3.57m)  
Large double glazed uPVC windows to front aspect. Additional double glazed uPVC door leading to large private terrace. Spacious living room. Engineered wood flooring. T.V Aerial point. Telephone point. Large wall mounted electric panel heater. Spotlights.

#### KITCHEN

8' 9" x 6' 2" (2.68m x 1.90m)  
Modern kitchen. Engineered wood flooring. Part tiled walls. Wall and base units, with work surfaces incorporating composite sink with drainer. Ample storage with under unit lighting. Built in oven and four ring electric hob with stainless steel extractor hood over. Integrated fridge freezer, microwave, dishwasher and washer dryer. Extractor fan. Spotlights.

#### BEDROOM

13' 9" x 10' 3" (4.21m x 3.13m)  
Double glazed uPVC sliding patio doors, leading to large private terrace. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 581 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BATHROOM

9' 8" x 5' 6" (2.97m x 1.70m)  
Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath. Pedestal wash hand basin. Separate shower cubicle. W.C. Heated towel rail. Shaver point. Wall mounted mirrored vanity unit. Extractor fan.

#### TERRACE

20' 4" x 14' 8" (6.20m x 4.49m)  
Exceptionally large private, decked terrace. Accessed from the living room.

#### ROOF TERRACE

Communal rooftop terrace. Paved, with decking area and brick surround.

#### PARKING

Secure gated access to an allocated parking space.

#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2007. Service charges of £2,006.12 per annum, which includes buildings insurance, water rates, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, storage room for refuse and weekly collections, regular cleaning and refuse disposal, bike storage, communal rooftop terrace and gated access to an allocated parking space. Ground rent £300 per annum.

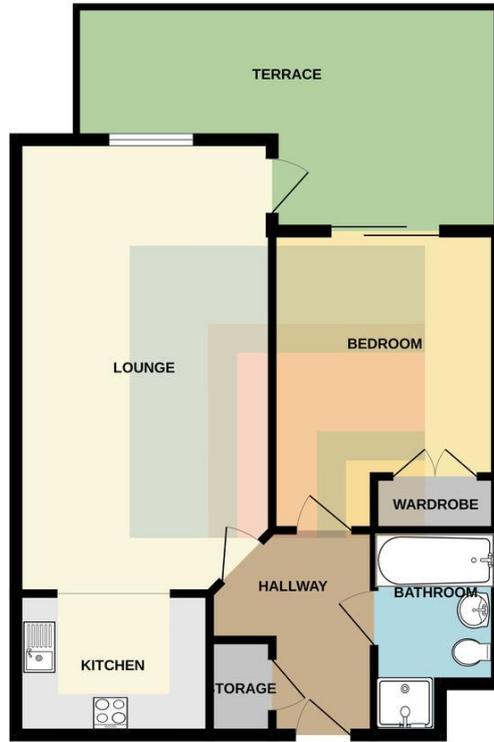


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FIRST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 as to their operability or efficiency can be given.  
Made with Metropac C0202

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

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