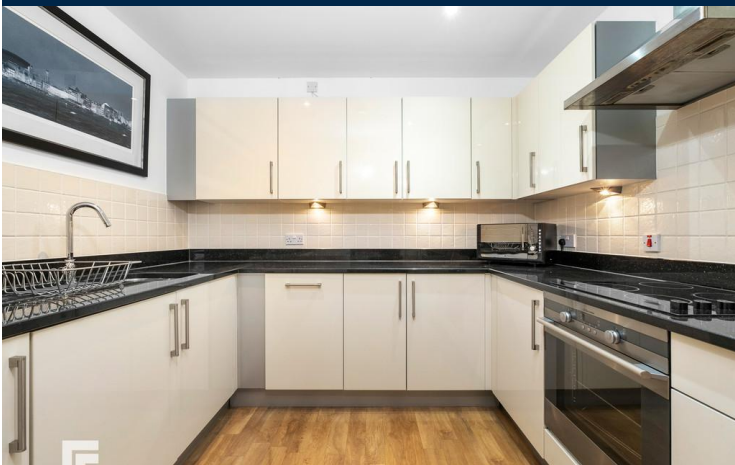




**QUAYSIDE**  
**BUTE CRESCENT**  
**CARDIFF CF10 5BX**

ASKING PRICE OF  
**£325,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are delighted to offer for sale this immaculate two bedroom, fourth floor apartment, located in the popular development, Quayside. This modern apartment boasts a very central and convenient position, within walking distance of Mermaid Quay with its many bars, shops and restaurants. The spacious accommodation briefly comprises of open plan kitchen/living area, two double bedrooms, master with en-suite and bathroom. The property further benefits from a private balcony, double glazing throughout and a video entry intercom system. No chain. Ideal first time purchase or investment. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 807 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Quayside development is located in the heart of Mermaid Quay. The apartment directly overlooks Roald Dahl Plass and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Large spacious hallway. Wall mounted video entry intercom system. Luxury karndean flooring. Built in storage cupboard, housing hot water tank. Wall mounted electric panel heater. Doors leading to all rooms.

#### LOUNGE/DINER

18' 0" x 14' 11" (5.49m x 4.55m)  
Large double glazed uPVC window to front aspect with door leading to private balcony. Fantastic views and ample natural daylight. Spacious open plan living area with space for dining. Karndean flooring. Two wall mounted electric panel heaters. T.V Aerial point. Telephone point.

#### KITCHEN

10' 5" x 9' 3" (3.19m x 2.83m)  
Large modern kitchen. Part tiled walls. Karndean flooring. Fitted wall, base and drawer units, with granite work surfaces incorporating stainless steel sink, with mixer tap. Ample storage across three walls. Integrated oven and four ring electric hob, with extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Spotlights and under unit lighting.

#### MASTER BEDROOM

12' 4" x 10' 4" (3.77m x 3.16m)  
Double glazed uPVC windows to side aspect. Double bedroom. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. T.V Aerial point. Door leading to en-suite:

#### EN-SUITE

7' 1" x 5' 6" (2.17m x 1.68m)  
Modern en-suite. Fully tiled walls and floor. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over, and panelled bath with mains shower plus hot and cold tap over. Glass shower screen. Spotlights. Heated towel rail. Wall mounted mirror. Extractor fan.

#### BEDROOM TWO

9' 9" x 10' 9" (2.98m x 3.28m)  
Double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. T.V Aerial point.

#### SHOWER ROOM

4' 9" x 8' 2" (1.45m x 2.50m)  
Modern shower room. Fully tiled walls and floor. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over, and double shower cubicle with mains shower over. Spotlights. Heated towel rail. Large wall mounted mirror. Shaver point. Extractor fan.

#### BALCONY

Large decked balcony with fantastic views across Roald Dahl Plass and Cardiff Bay. Glass surround and external lighting. Accessed from the living room.



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## PARKING

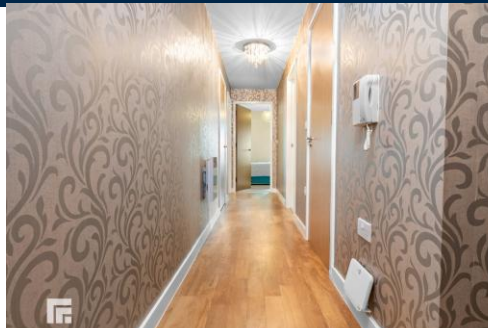
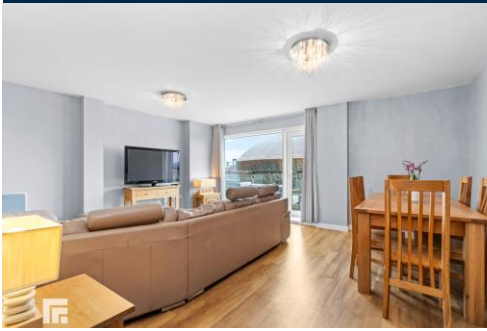
Secure fob access to one allocated undercroft parking space. Bike storage.

## TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2011. Service charges of £2234.76 per annum, which includes security entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage and secure access to an allocated undercroft parking space. Building insurance £576.72 per annum. Ground rent £370.96 per annum.



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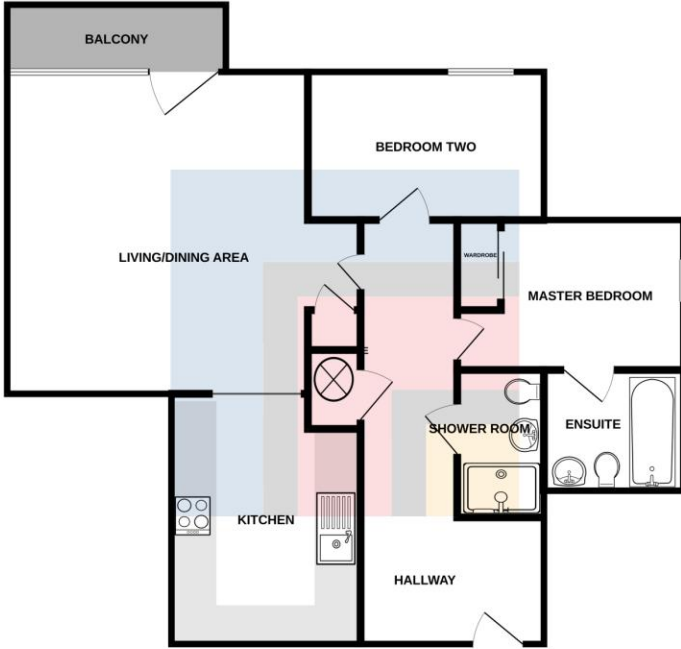


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## FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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		81 B
69-80	C		
55-68	D	65 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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