



ST STEPHENS MANSIONS
MOUNT STUART SQUARE
CARDIFF CF10 5LQ

OFFERS IN EXCESS OF
£200,000



TWO BEDROOM APARTMENT



2



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****TWO DOUBLE BEDROOM APARTMENT, WITH BALCONY* *NO CHAIN**** MGY are delighted to bring to market this superb two bedroom, second floor apartment located within the popular St Stephens Mansions development in Cardiff Bay. The modern accommodation briefly comprises entrance hallway, open plan lounge/dining room, kitchen, two double bedrooms (master with en-suite), and family bathroom. The spacious property further benefits from a large private balcony, video entry intercom system, double glazing throughout and secure gated parking, with an allocated undercroft parking space. The property is situated in a fantastic location and is within walking distance to Mermaid Quay and Cardiff Bay train station. No chain.

LOCATION

St Stephens Mansions development is situated in a great location and is within walking distance to Mermaid Quay and Cardiff Bay. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is also within walking distance to Cardiff Bay train station and 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. Very spacious hallway. Video entry intercom system. Carpeted flooring. Two built in storage cupboards, one housing brand new hot water tank which is mains pressure. Wall mounted electric panel heater. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

20' 8" x 11' 0" (6.32m x 3.36m)
Spacious living area. Double glazed uPVC windows to front with door leading to private decked balcony. Carpeted flooring to living room. TV and Telephone point. Wall mounted electric panel heaters. Coving and spotlights to ceiling. Modern kitchen with tiled flooring. Part tiled walls. Fitted wall and base units with work surfaces across two walls incorporating stainless steel sink. Ample storage. Integrated four ring Smeg electric hob, Bosch oven and extractor fan over. Integrated fridge freezer, dishwasher and space for washing machine. Open plan living.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 840 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

13' 6" x 9' 8" (4.14m x 2.96m)

Double bedroom. Double glazed uPVC doors with access to private decked balcony. Carpeted flooring. Two fitted double wardrobes. TV and Telephone point. Wall mounted electric panel heater. Door leading to en-suite:

EN-SUITE

6' 3" x 4' 11" (1.92m x 1.51m)

Tiled flooring. Fully tiled walls. Shower cubicle with sliding glass door and mains shower over. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted vanity mirror. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

12' 9" x 9' 11" (3.91m x 3.04m)

A second double bedroom. Double glazed uPVC window to front. Carpeted flooring. TV and Telephone point. Wall mounted electric panel heater.

BATHROOM

6' 4" x 6' 3" (1.95m x 1.92m)

Tiled flooring. Fully tiled walls. Panelled bath with electric shower over and mixer tap. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted vanity mirror. Heated towel rail. Extractor fan. Spotlights.

BALCONY

Large decked balcony. Accessed from the living room and master bedroom.

PARKING

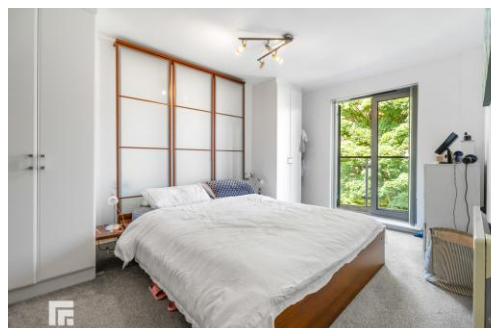
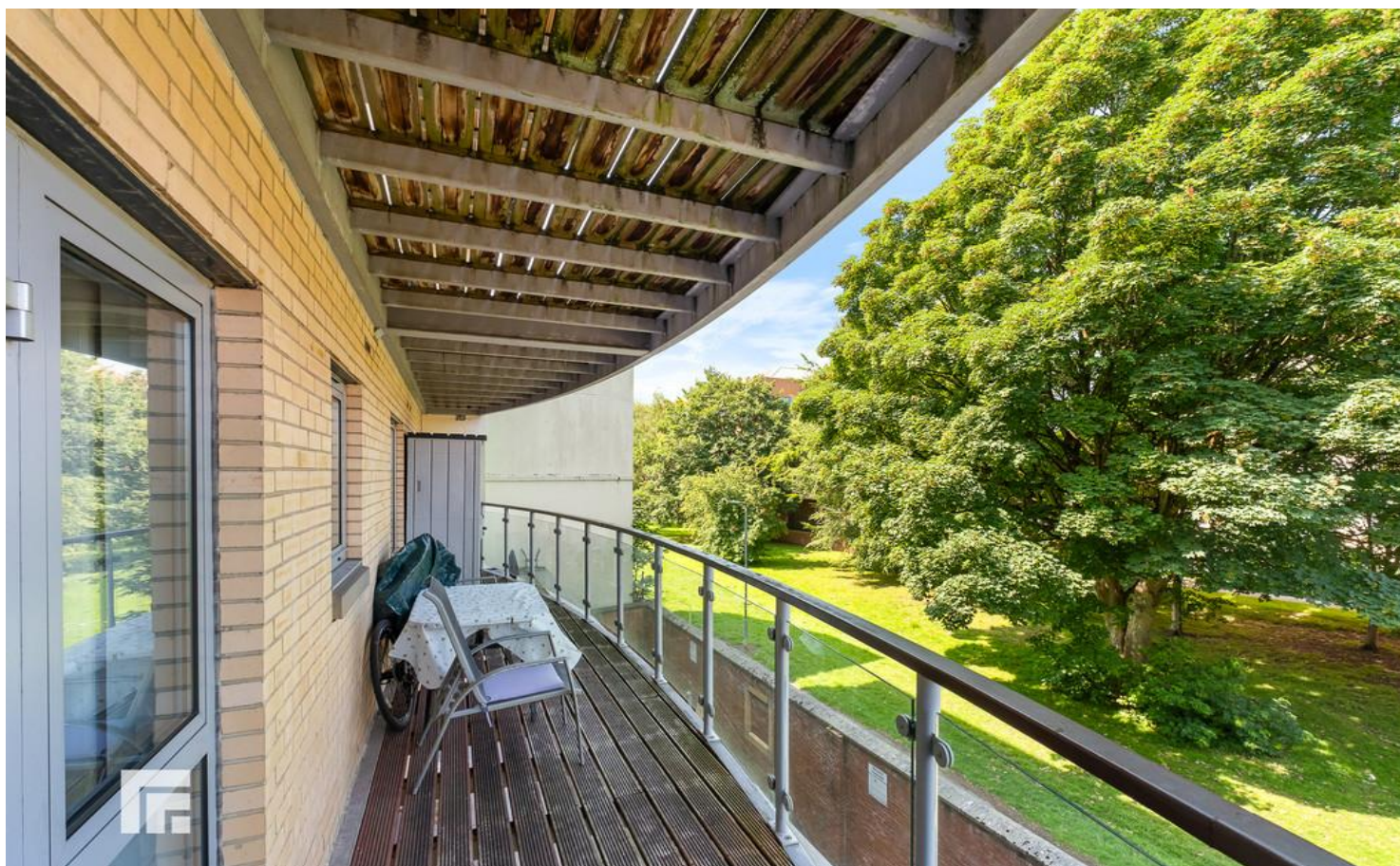
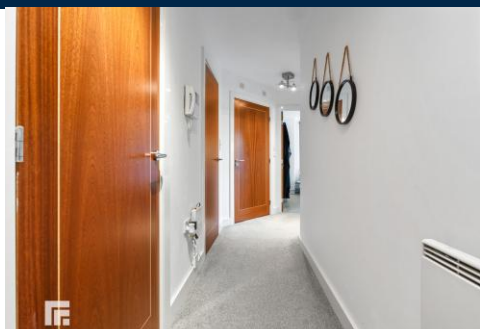
Secure gated access to an allocated undercroft parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2,316 per annum, which includes buildings insurance, water rates, secure fob access, video entry intercom, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated undercroft parking space and parking management. Ground rent is £173.34 per annum.

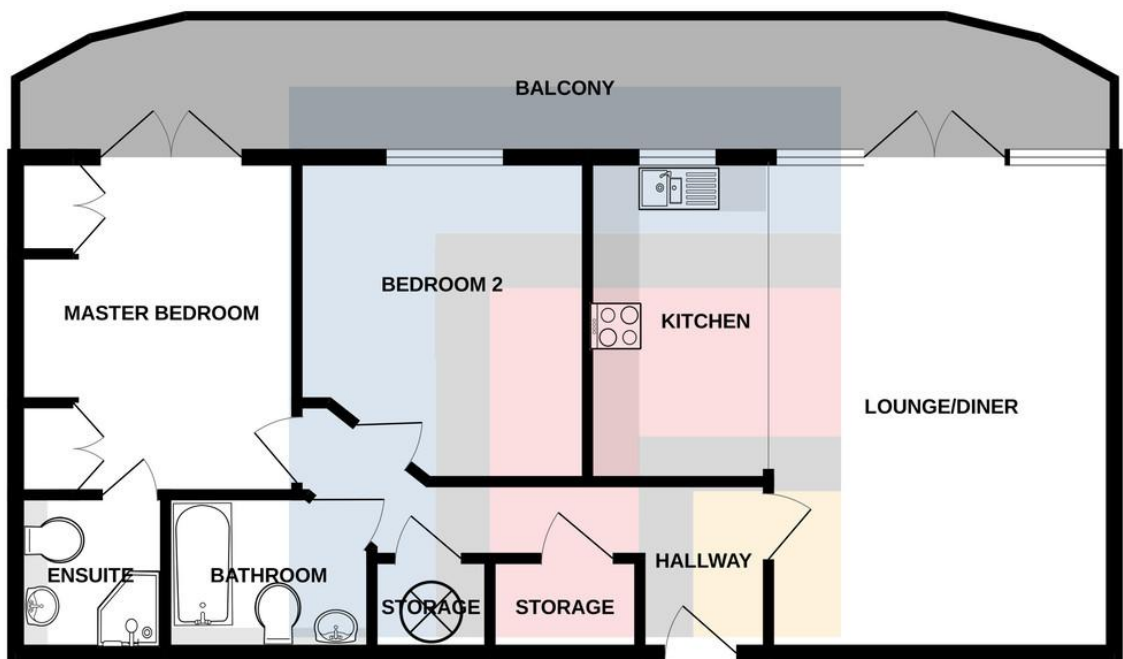


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SECOND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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