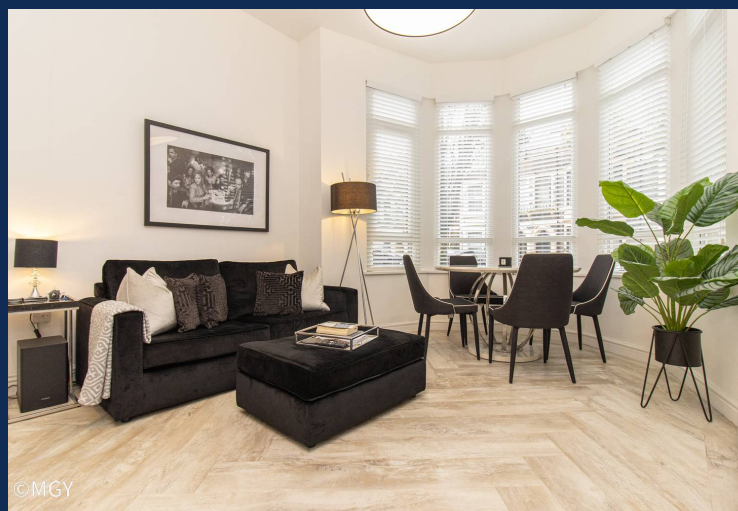
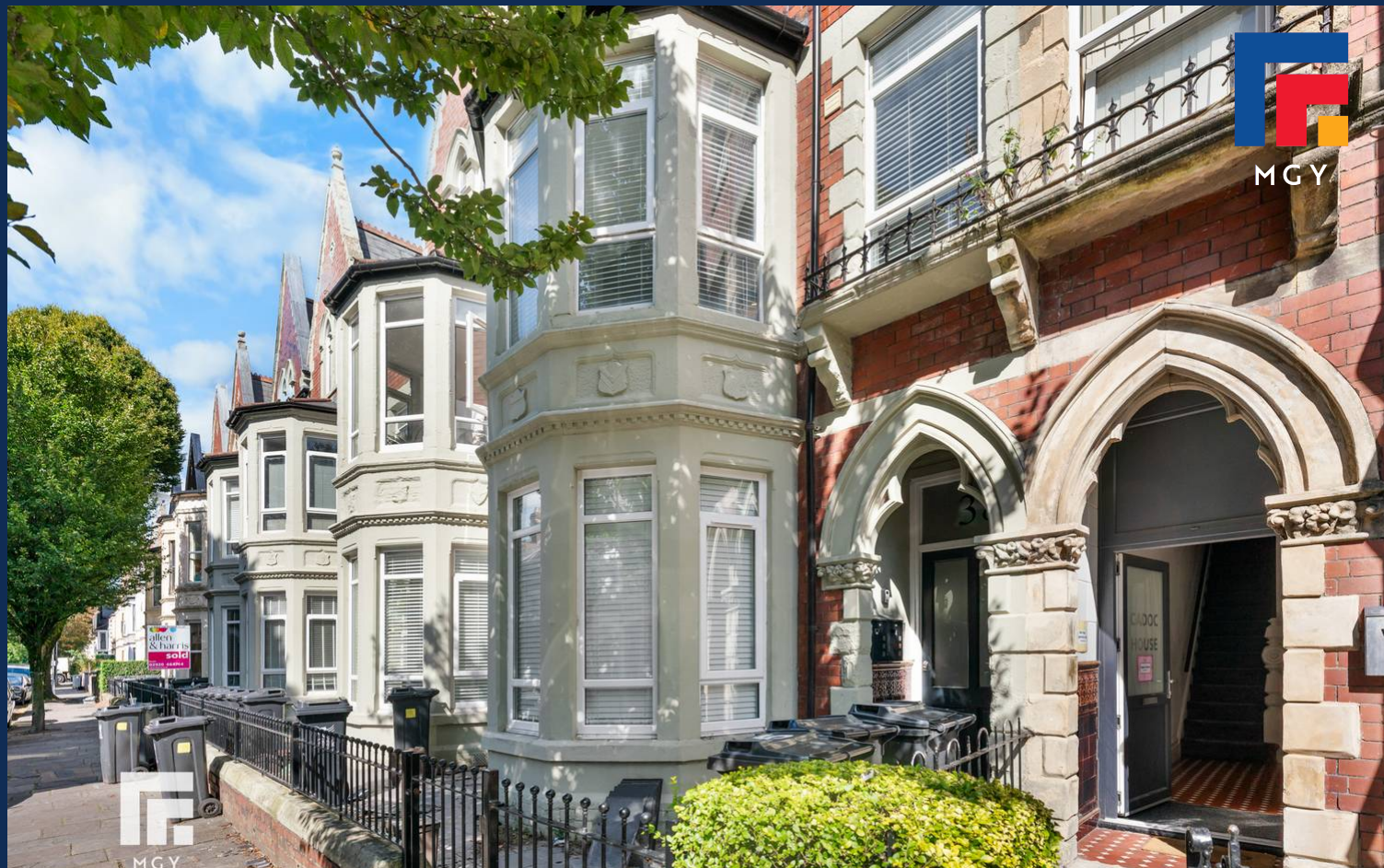




Flat 1, 38 Connaught Road, Cardiff

£155,000 Leasehold

****IMMACULATELY PRESENTED* NO CHAIN**** MGY present for sale this one bedroom, ground floor apartment located just a stones throw from Wellfield Road...

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

ENTRANCE HALL

Entered via front door leading from communal hallway. Pendant light fitting. Doors to all rooms.

LOUNGE/DINER/KITCHEN

Dimensions: 12' 10" x 16' 10" (3.92m x 5.14m into Bay). Double glazed uPVC bay window to front aspect. Herringbone style LVT flooring. Pendant light fitting. TV and telephone point. Power points. Wall mounted electric heater. Modern fitted shaker style kitchen with a range of wall, base, and drawer units with worktops over incorporating inset sink with mixer tap over and electric hob with extractor above and oven beneath. Under counter lighting. Integrated appliances such as fridge/freezer and washing machine.

BEDROOM

Dimensions: 9' 3" x 11' 1" (2.82m x 3.38m). Carpet to floor. Pendant light fitting. Power points. Wall mounted electric heater. Double glazed uPVC door leading to courtyard. Fitted storage cupboard.

BATHROOM

Dimensions: 7' 2" x 4' 1" (2.19m x 1.27m). Tiled flooring and partially tiled walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Chrome heated towel rail. Walk in shower cubicle with mains powered shower over. Spotlights. Extractor.

OUTSIDE

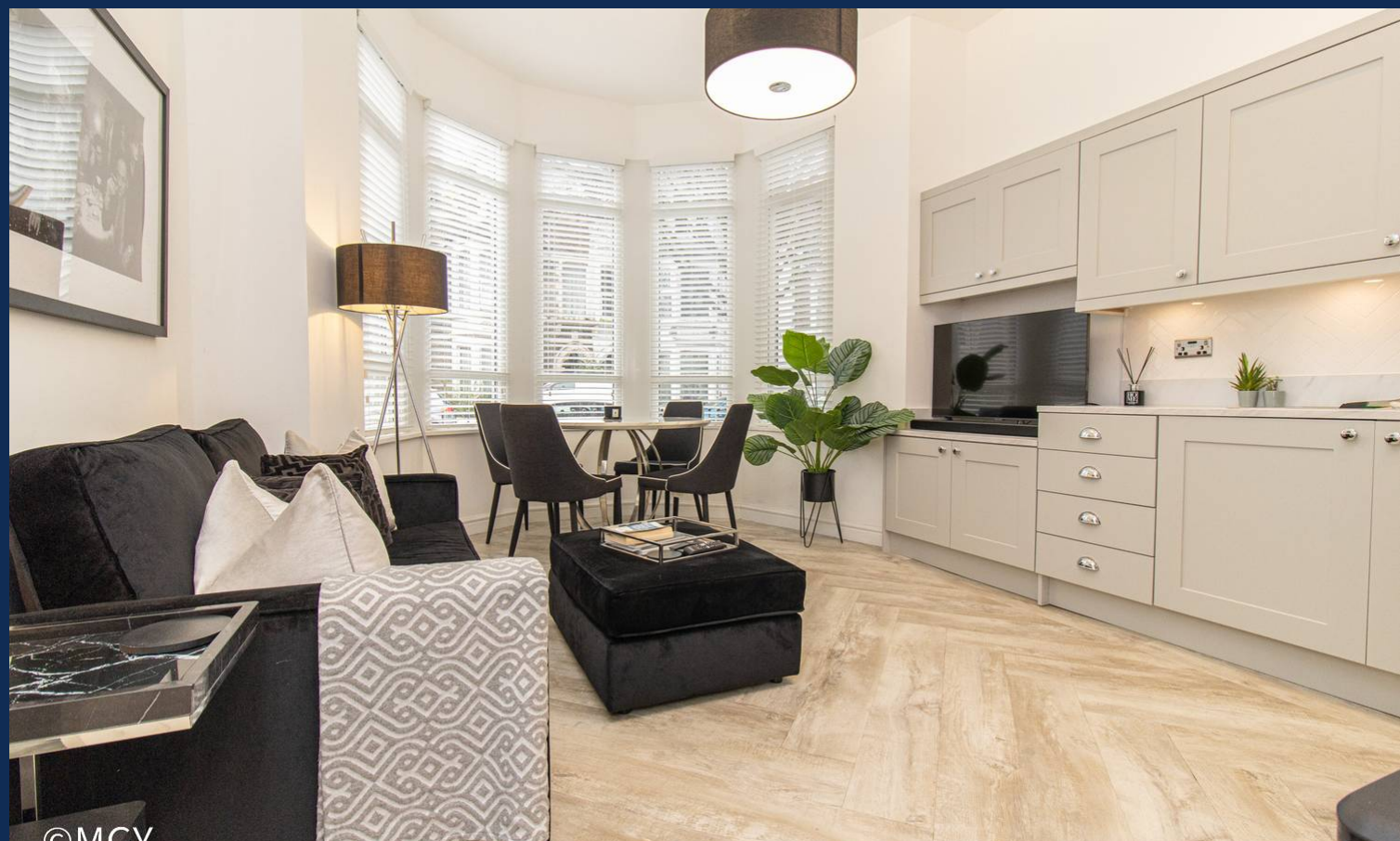
Private Courtyard To Rear. On Road Permit Parking To Front.

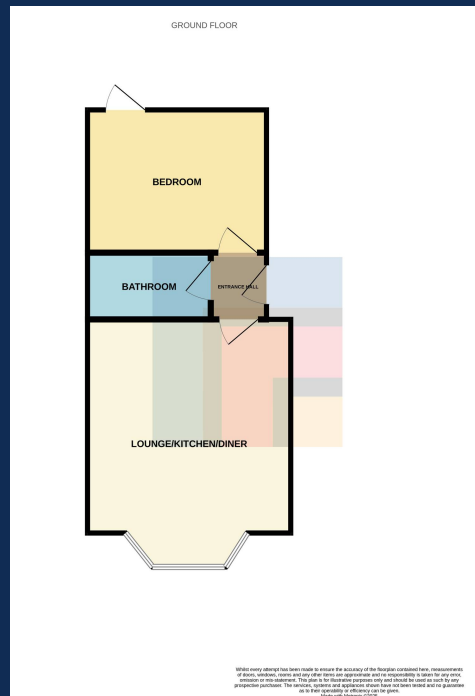
TENURE

MGY have been advised that the property is leasehold with a term of 125 years from 2021. Service charges of £1,032.46 per annum which includes building insurance, secure fob access, maintenance of internal and external communal areas and a video entry intercom system. Ground rent £122.50 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





CARDIFF 029 2046 5466

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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