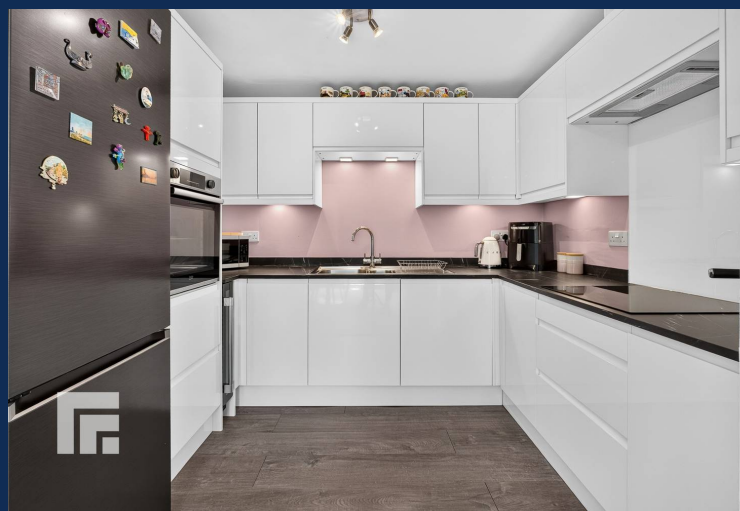




14 Messina House Vellacott Close, Cardiff

£199,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

LOCATION

Messina House is situated within a popular development in Cardiff Bay. The apartment is positioned in a fantastic location, within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated 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

Extremely spacious and light entrance hall. Carpeted flooring. Wall mounted intercom system. Built in storage cupboard housing hot water tank. Wall mounted electric heater. Doors leading to all rooms.

LOUNGE/DINER

22' 0" x 13' 5" (6.70m x 4.10m)

Superb living space with lovely bay fronted windows and additional double glazed uPVC windows to front aspect. Ample natural daylight. Space for dining area. TV Aerial point. Two wall mounted electric heaters. Opening to modern kitchen.

KITCHEN

9' 5" x 6' 11" (2.88m x 2.10m)

Upgraded kitchen. Modern fitted white gloss wall and base units with work surfaces incorporating stainless steel sink. Ample storage with under unit lighting. Built in oven and four ring electric hob with extractor hood over. Splashback. Integrated dishwasher and washer/dryer. Space for fridge/freezer. Laminate wood effect flooring.

MASTER BEDROOM

10' 9" x 10' 8" (3.28m x 3.24m)

Double bedroom with large double glazed uPVC windows to rear aspect. Carpeted flooring. TV Aerial point. Door leading to en-suite. Wall mounted electric heater.

EN-SUITE

8' 4" x 3' 3" (2.54m x 1.00m)

Upgraded ensuite comprising shower cubicle with rainfall shower and additional shower attachment, vanity enclosed wash hand basin and W.C. Shaver point. Wall mounted mirror. Vinyl wood effect flooring. Extractor.

BEDROOM TWO

10' 9" x 8' 6" (3.27m x 2.60m)

Second bedroom with large double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted electric heater.

SHOWER ROOM

7' 10" x 6' 4" (2.39m x 1.93m)

Upgraded shower room comprising double shower cubicle with rainfall shower and additional shower attachment, vanity enclosed wash hand basin and W.C. Large wall mounted mirror. Tastefully designed with luxury tiling. Heated towel rail. Vinyl wood effect flooring. Extractor.

PARKING

Secure barrier access to an allocated parking space and visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Service charges of £1994.86 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space, visitor parking and parking management. Ground rent £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.

LOCATION

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ENTRANCE HALL

Extremely spacious and light entrance hall. Carpeted

BEDROOM TWO

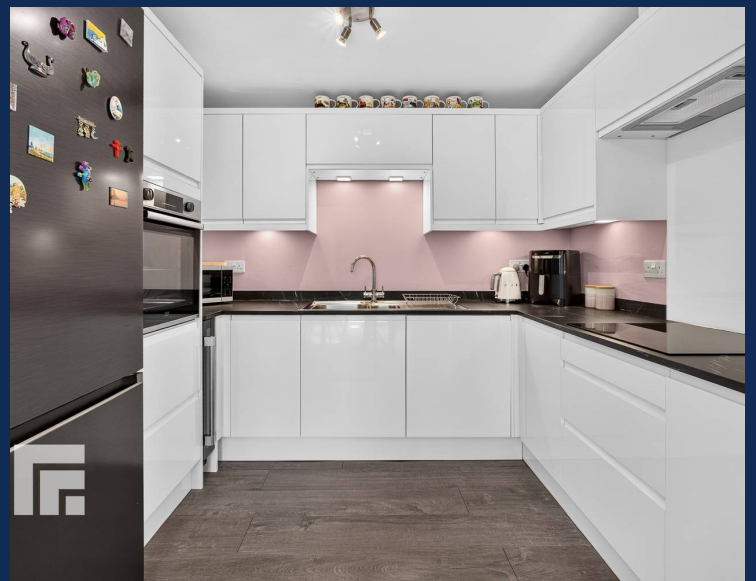
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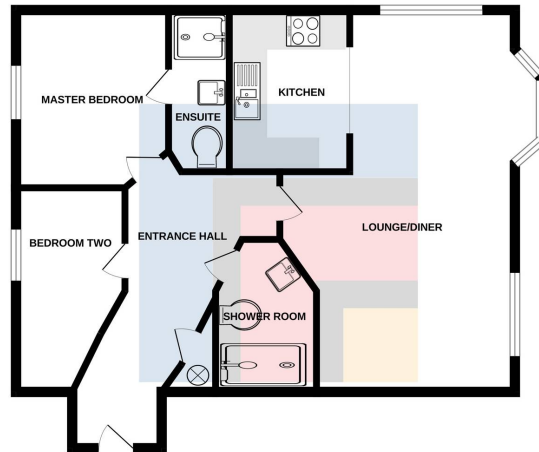
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While every attempt has been made to ensure the accuracy of this floor plan, the seller does not accept any liability for any errors or omissions. The floor plan is provided for guidance only and should not be relied upon as a statement of fact. The seller does not accept any liability for any errors or omissions. The floor plan is provided for guidance only and should not be relied upon as a statement of fact.

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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