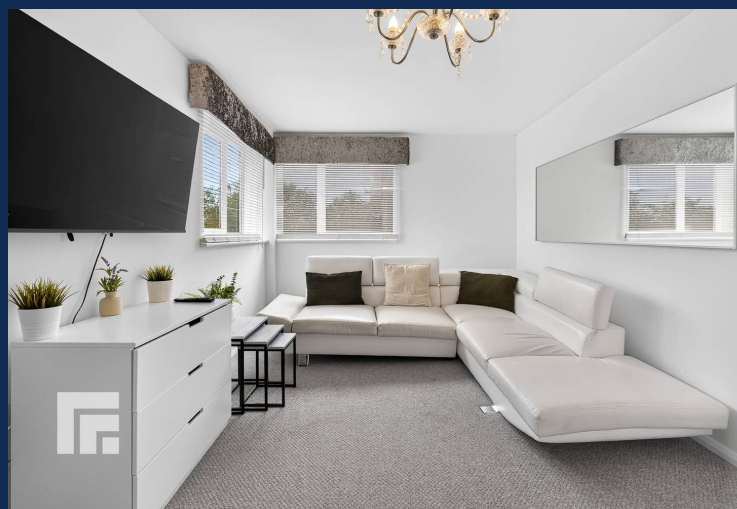
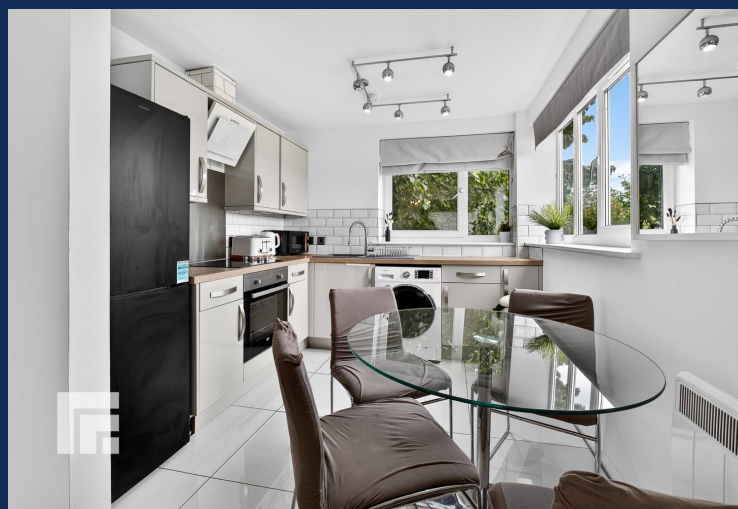




20 The Sandwharf, Jim Driscoll Way, Grangetown

£169,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via a wooden door with a security spyhole. Wall-mounted intercom system. Carpeted flooring. Storage cupboard housing the hot water tank.

LOUNGE/KITCHEN/DINER

15' 7" x 10' 0" (4.75m x 3.06m)

Upgraded kitchen featuring double-glazed uPVC window offering stunning water views and an abundance of natural light. Tiled flooring. TV and telephone points. Wall-mounted storage heaters. Open-plan living leading to a fitted kitchen with a range of wall and base units and work surfaces incorporating a stainless steel sink. Integrated oven with four-ring electric hob, plus integrated washing machine and dishwasher. Space for a fridge freezer. Carpeted/tiled flooring. Double-glazed uPVC window.

MASTER BEDROOM

12' 5" x 12' 1" (3.78m x 3.68m)

Double-glazed uPVC window. Carpeted flooring. Wall-mounted electric heater. PowerPoints. Door leading to:

EN-SUITE

6' 6" x 5' 1" (1.99m x 1.54m)

Modernised White suite comprising: vanity wash hand basin with tiled splashback and fitted storage beneath, corner shower cubicle with mains-powered shower, and W.C. Wall-mounted mirror. Shaver point. Tiled flooring. Extractor fan.

BEDROOM TWO

8' 0" x 8' 11" (2.44m x 2.71m)

Double glazed uPVC window. Carpeted flooring. Pendant light fitting. PowerPoints. Wall mounted electric heater.

BATHROOM

6' 0" x 6' 6" (1.83m x 1.98m)

Modernised bathroom comprising of double-glazed obscure uPVC window. Panelled bath with mixer tap and mains-fed shower attachment. Vanity-enclosed wash hand basin with mirror over. W.C. Heated towel rail. Shaver point. Tiled walls and flooring. Pendant light fitting. Extractor fan.

PARKING

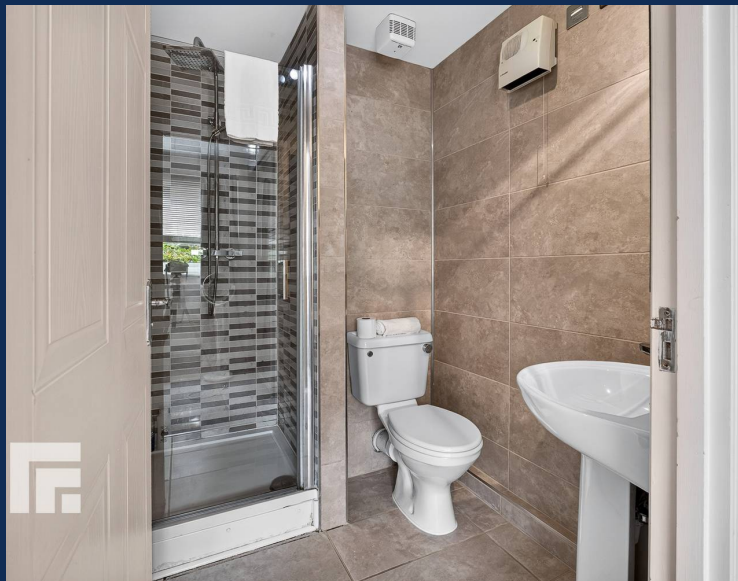
Two allocated parking spaces. One allocated undercroft space and one allocated surface space. Visitor Parking.

TENURE

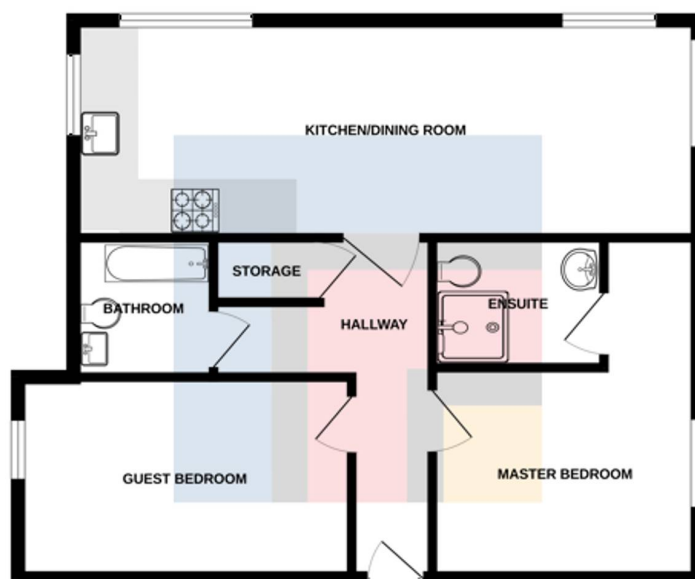
MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £2752 per annum, which includes water rates, building insurance, lift maintenance, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure coded-accessed bike storage, secure fob access to an allocated undercroft parking space, surface parking and visitor parking. Ground rent £95 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.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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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CARDIFF 029 2046 5466

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



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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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