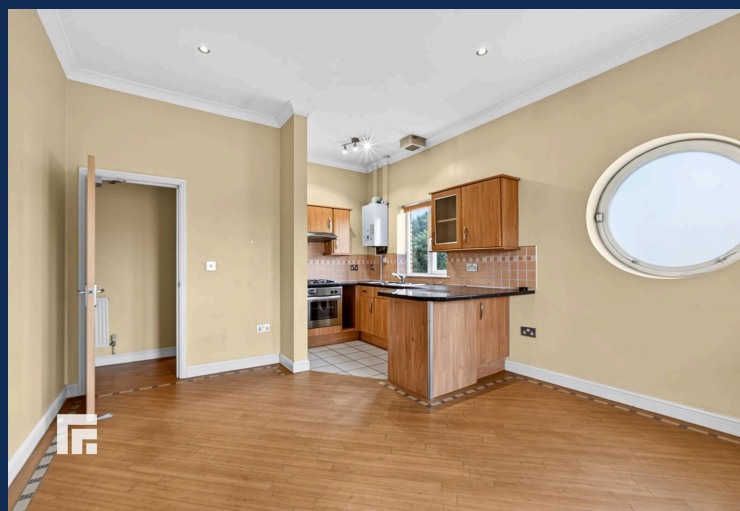




7 Clarence Mews Clarence Embankment, Cardiff

£199,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

LOCATION

Clarence Mews is situated on a quiet street, within walking distance of Mermaid Quay and it's popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities and the popular Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay. The small development also benefits from excellent transport links, providing convenient access to Cardiff city centre and the surrounding areas.

ENTRANCE HALL

Entered via a private staircase to the double lock wooden door with security spy hole to porch area and further wooden door into the hallway of the apartment. Wall mounted security phone entry system. Private loft access. Doors leading to all rooms.

KITCHEN/DINER/LIVING ROOM

18' 7" x 12' 11" (5.67m x 3.94m)

Large double glazed door leading to large decked balcony. Wood effect flooring, coved ceiling and inset spotlights. Radiator, tv point and power points. Open plan to kitchen with double glazed window, range of fitted wall and base units with complimenting work surfaces and tiled splashback. Stainless steel sink unit with mixer tap, coving to ceiling and spotlights. Built in oven and four ring gas hob with extractor hood over. Boiler for central heating and domestic hot water, ventilation unit and power points. Space for washing machine and fridge.

MASTER BEDROOM

12' 7" x 9' 4" (3.83m x 2.84m)

Double glazed window and door leading to large decked balcony. Wood effect flooring, radiator, coved ceiling and central pendant light. Telephone point, tv point and power points.

BEDROOM TWO

12' 5" x 8' 7" (3.78m x 2.62m)

Second double bedroom. Two double glazed windows to the side aspect. Wood effect flooring, radiator, coved ceiling and central pendant light. Telephone point, tv point and power points.

BATHROOM

7' 7" x 5' 5" (2.32m x 1.65m)

Double glazed obscure window. Three piece suite in white comprising panelled bath with hot and cold tap, pedestal wash hand basin and low level wc. Partly tiled walls, radiator, central light and extractor fan. Vinyl tiled flooring.

BALCONY

Large decked balcony, with views of the River Taff. Accessed from the living room and bedroom.

PARKING

Allocated parking space, to rear of building.

TENURE

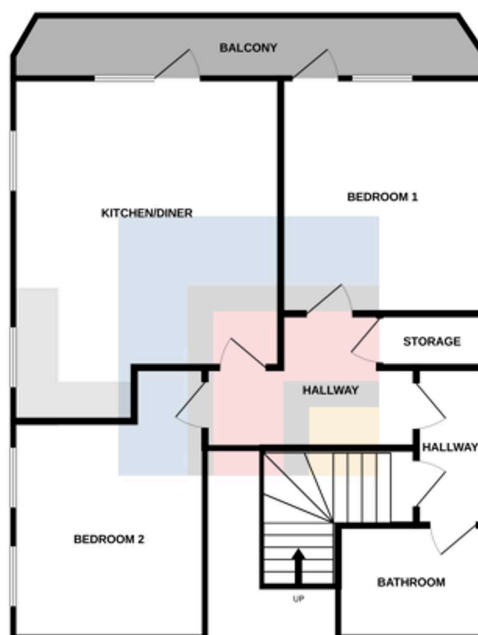
MGY have been advised that the property is leasehold with a term of 171 years from 2004. The current lease term was extended in 2021. Low service charges of £720 per annum, which includes building insurance, maintenance of internal and external communal areas, refuse disposal, maintenance of communal satellite dish, an allocated parking space, secure lockable bike storage and security phone entry system. No ground rent.

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.



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and any other items are approximate and to be interpreted in order for any other dimensions or not required. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/03/25

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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