



52 Reresby Court Heol Glan Rheidol, Cardiff

£150,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

Reresby Court is a popular development, ideally positioned within walking distance of Cardiff Bay, Mermaid Quay and Cardiff city centre. Residents benefit from an enviable selection of restaurants, bars, cafés and leisure facilities right on the doorstep, with St David's shopping centre also easily accessible. The development is particularly well placed for enjoying the waterfront, with picturesque walking and cycling routes leading towards Cardiff Bay Barrage, where panoramic views across the bay can be enjoyed. Excellent transport links further enhance the location, with Cardiff Central and Cardiff Bay train stations both within easy reach, alongside a range of local bus services providing convenient connections throughout Cardiff and the surrounding areas.

ENTRANCE HALL

Entered via wooden door. Carpeted flooring. Two storage cupboards, one housing new hot water tank. Wall mounted security intercom system. Thermostat.

MASTER BEDROOM

9' 11" x 9' 9" (3.03m x 2.98m)

Double glazed uPVC windows to front. Carpeted flooring. Telephone point. TV Aerial point. Thermostat. Door to:-

EN-SUITE

5' 11" x 5' 3" (1.80m x 1.59m)

Modern en-suite. Vinyl wood effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan.

BATHROOM

7' 4" x 6' 0" (2.24m x 1.82m)

Modern bathroom. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Vinyl wood effect flooring.

BEDROOM TWO

9' 7" x 9' 11" (2.91m x 3.02m)

Second double bedroom. Double glazed uPVC windows to front aspect. Carpeted flooring. Telephone point. TV Aerial point. Thermostat.

LIVING/KITCHEN/DINER

20' 6" x 11' 11" (6.26m x 3.64m)

Large double glazed uPVC floor to ceiling windows to front. Additional double glazed uPVC window to side. Ample natural daylight. Carpeted flooring. Telephone point. TV aerial point. Thermostat. Open plan living. Kitchen, with modern fitted units and work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Vinyl tile effect flooring to kitchen. Extractor fan. Integrated dishwasher and fridge freezer. Space for washer/ dryer.

PARKING

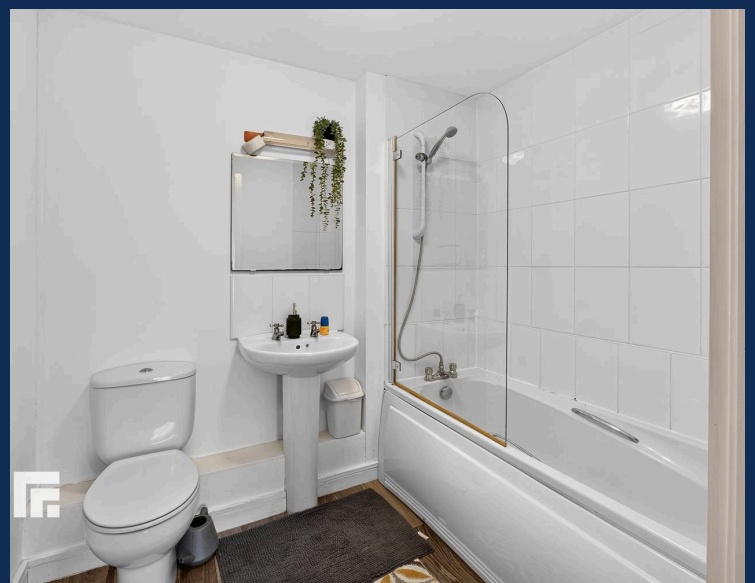
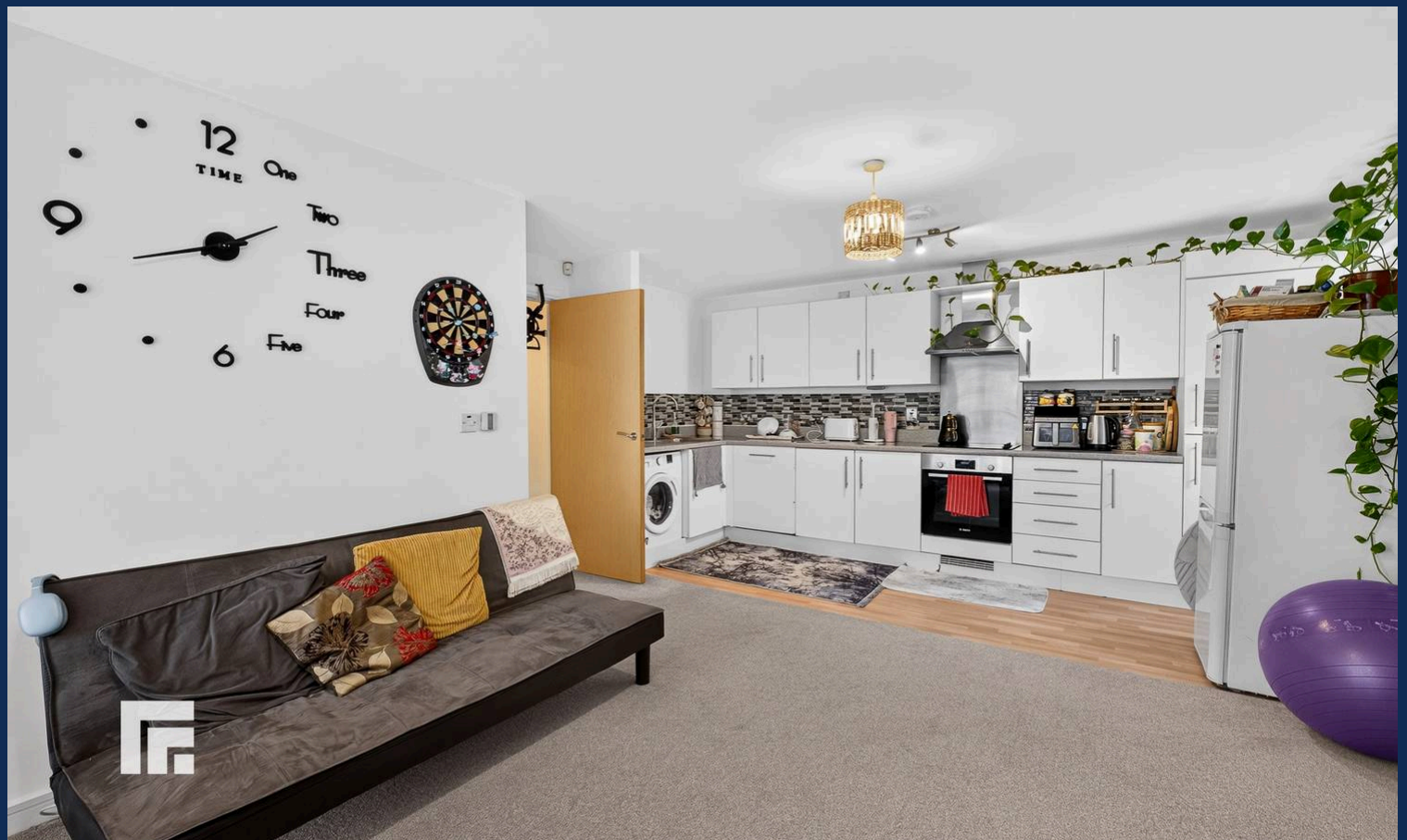
Secure barrier access, to an allocated parking space.

TENURE

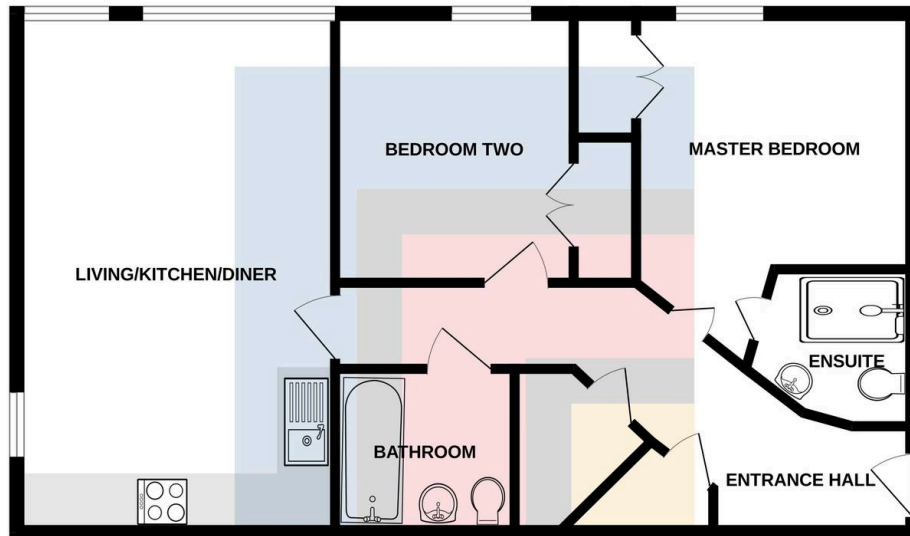
MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £1,948.18 per annum, which includes a security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space and parking management. Building insurance £839.15 per annum. Ground rent £309.89 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 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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13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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