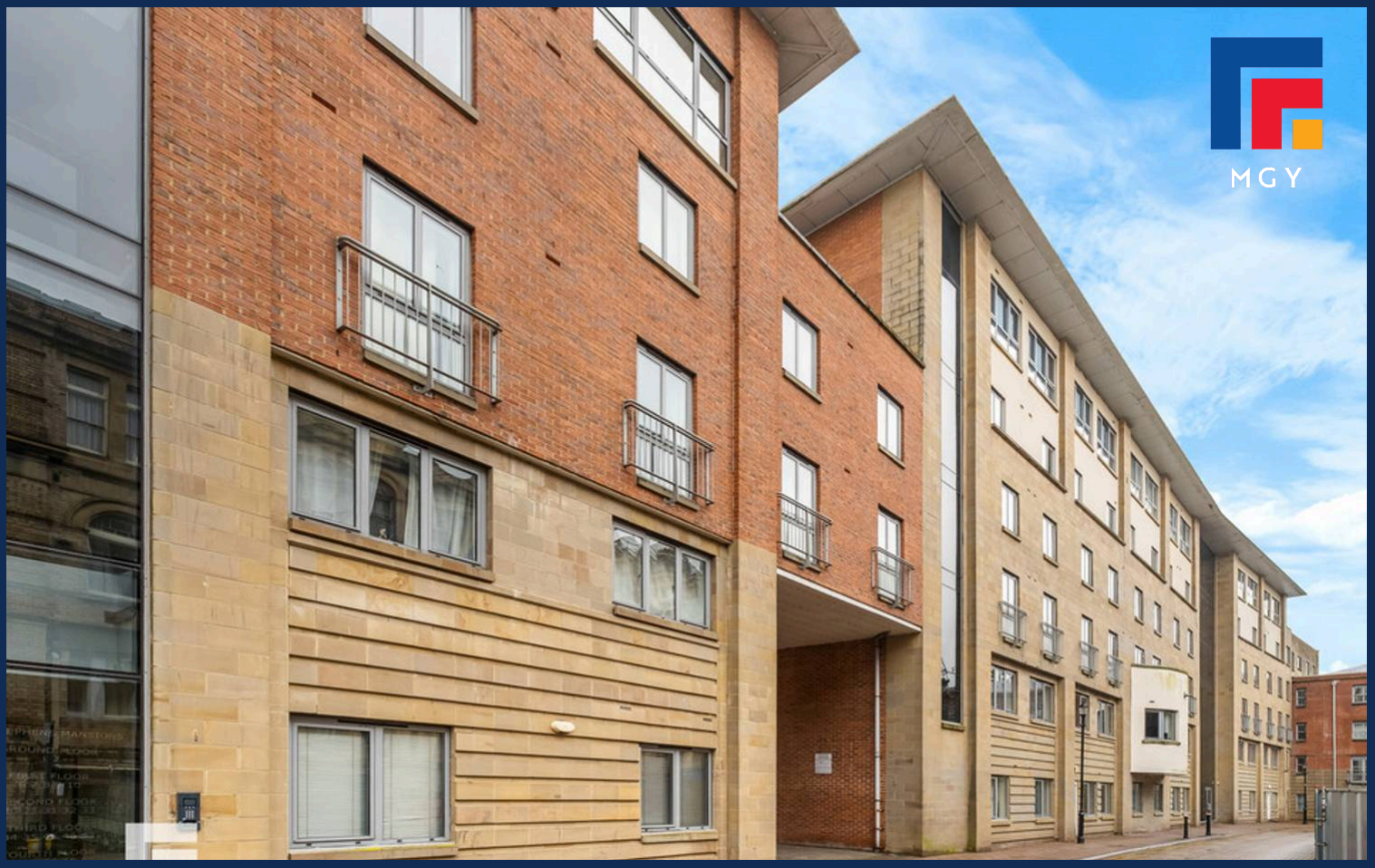






67 St. Stephens Mansions Mount Stuart Square, Cardiff

£200,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

ENTRANCE HALL
Entered via wooden door with security spy hole. Wall mounted video entry intercom system. Laminate wood effect flooring. Two built in storage cupboards. Pendant light fitting. Doors leading to all rooms.

LIVING ROOM
19' 5" x 12' 2" (5.93m x 3.70m)
Spacious living room. Double glazed patio doors and windows leading to large decked balcony. Laminate flooring. Feature wall and high ceiling. TV and Telephone point. Two wall mounted electric panel heaters. Spotlights. Power points.

KITCHEN
11' 5" x 6' 4" (3.48m x 1.92m)
Upgraded kitchen with a range of wall, base and drawer units with square edge worktops over incorporating stainless steel sink, four ring electric hob with oven/grill below and extractor fan over. Integrated Lamona appliances such as microwave, fridge freezer, dishwasher and washing machine. Double glazed window to front. Vinyl flooring. Tiled splashbacks. Under unit lighting. Additional free standing storage unit with square edge worktops over. Power points.

MASTER BEDROOM
12' 0" x 9' 8" (3.66m x 2.95m)
Carpet to floor. Double glazed doors and windows to front aspect, leading to large decked balcony. TV and Telephone point. Wall mounted electric panel heater. Pendant light fitting. Power points. Door leading to modern en-suite.

EN-SUITE
6' 4" x 5' 2" (1.92m x 1.58m)
Upgraded en-suite. Luxury tiled walls and flooring. Double shower cubicle with rainfall shower over and additional hand held attachment. W.C. Wall mounted wash hand basin with hot and cold tap over. Inset storage. Wall mounted mirror.

BEDROOM TWO
Second double bedroom. Double glazed floor to ceiling windows, to front aspect. Carpet to floor. TV and Telephone point. Wall mounted electric panel heater. Pendant light fitting. Power points.

BATHROOM
Fully tiled walls and flooring. Panelled bath with mains powered shower over. Vanity enclosed wash hand basin with hot and cold tap over. W.C. Mirror with lighting. Heated towel rail. Extractor fan. Heater. Shaver point. Spotlights.

BALCONY
Exceptionally large decked terrace with fantastic views. External lighting. Accessed from the living room and master bedroom.

PARKING
Secure gated access to an allocated parking space.

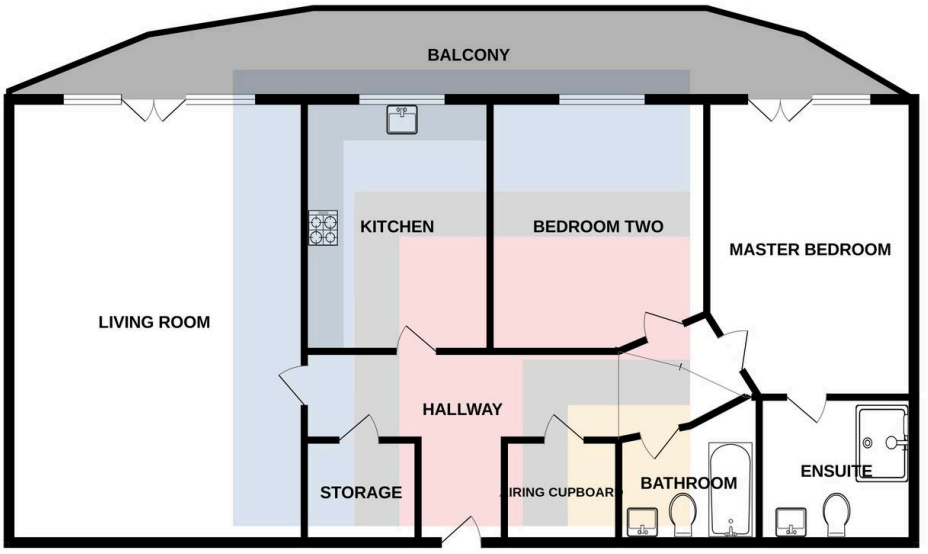
TENURE
MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2,200.90 per annum, which includes building insurance, water rates, secure gated access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and parking management. Ground rent £173.34 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.









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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CARDIFF 029 2046 5466

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

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