



130B Corporation Road, Cardiff

£169,950 Leasehold

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

The property is situated on a popular street, within walking distance of Cardiff city centre and 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. Cardiff City Centre, Grangetown train station and Cardiff Bay train station are also within walking distance.

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fittings. Split level landing. Doors to all rooms. Loft hatch.

LOUNGE/KITCHEN/DINER

17' 9" x 10' 6" (5.41m x 3.21m)

Fantastic open plan living space. Laminate wood effect flooring. Pendant light fittings. Radiator. Two double glazed uPVC windows to rear and side aspect. Power points. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath and stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and fridge/freezer. Built in storage cupboard housing Combi-boiler. Double glazed uPVC door leading to fire escape.

MASTER BEDROOM

12' 5" x 12' 4" (3.79m x 3.75m)

Large master bedroom. Two double glazed uPVC windows to front aspect. Carpet to floor. Pendant light fitting. Radiator. Power points. TV point.

BEDROOM TWO

11' 3" x 10' 4" (3.42m x 3.15m)

Second double bedroom. Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Pendant light fitting. Radiator. TV point.

BATHROOM

11' 3" x 10' 4" (3.42m x 3.15m)

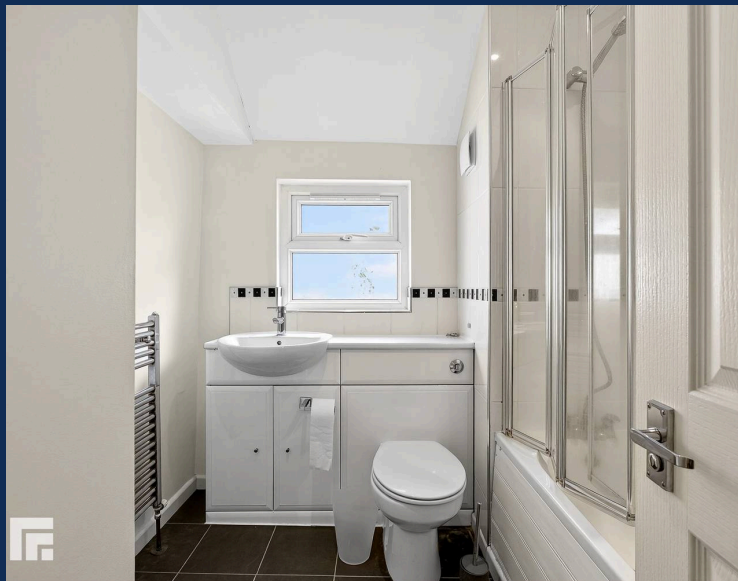
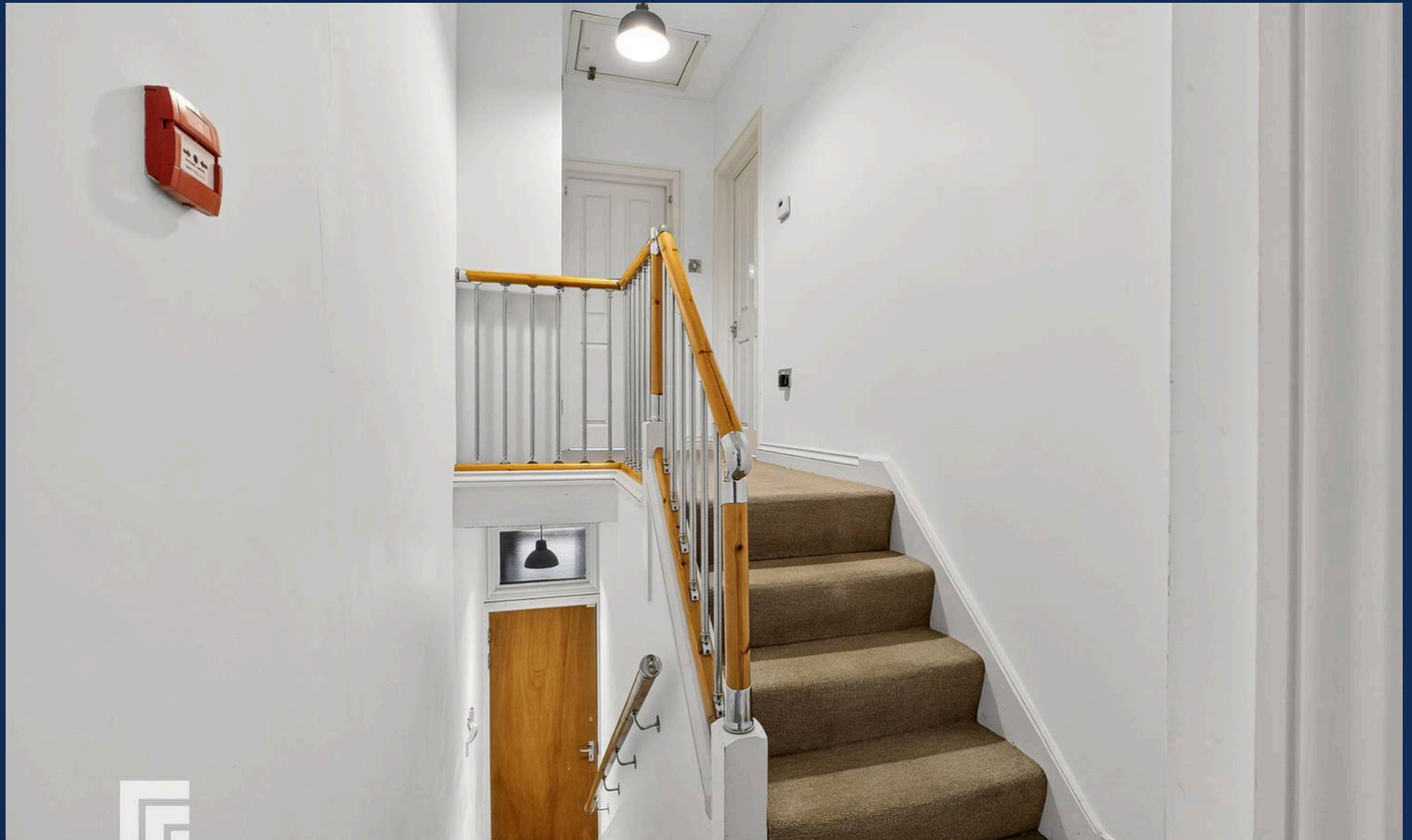
Tiled flooring and partially tiled walls. Double glazed obscure uPVC window to side aspect. Vanity wash hand basin with mixer tap over and storage beneath. WC. Panelled bath with hot and cold tap over and mains powered shower above. Extractor. Pendant light fitting. Chrome heated towel rail.

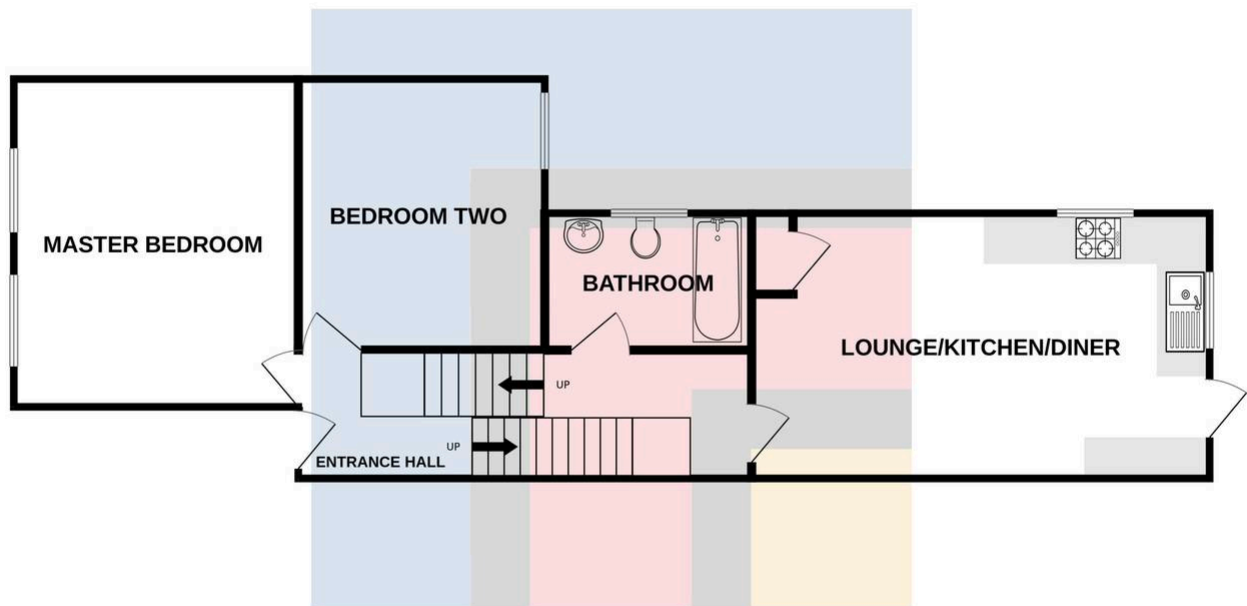
TENURE

MGY have been advised that this property will become a share of the freehold with a long lease of 999 years from 2006. No service charges or 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.





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

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South Glamorgan, CF10 5EE



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