29 Cymric Buildings, West Bute Street, Cardiff

£300,000 Leasehold

RARELY AVAILABLE PENTHOUSE APARTMENT* GRADE II LISTED BUILDING* NO CHAIN MGY are delighted to bring to market this superb penthouse apartment situated on the top floor of a Grade II listed limestone building, in the popular development Cymric Buildings, Cardiff Bay.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

LOCATION

Cymric Buildings is a unique development situated within walking distance to Mermaid Quay and Cardiff Bay. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is also within walking distance to Cardiff Bay train station and The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Dimensions: 30' 6" x 4' 10" (9.32m x 1.49m). Entered via wooden door with security spy hole. Large spacious hallway. Solid wood flooring. Wall mounted video entry intercom system. Built in storage cupboard with double doors, housing Combi-boiler. Wall mounted radiator. Spotlights. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

Dimensions: 32' 2" x 30' 3" (9.81m x 9.23m). Exceptionally large living area with high slanted ceiling and ample natural daylight. Fantastic water views across Cardiff Bay and beyond. Double glazed uPVC sliding doors, leading to Juliette balcony. Additional double glazed uPVC windows with black out blinds, to front and side aspect. Solid wood flooring. Inset storage. Two wall mounted radiators. Large modern kitchen. Fitted wall and base units, with work surfaces incorporating stainless steel sink with dual tap and drainer. Ample storage. Built in BOSCH oven, BOSCH microwave and four ring gas hob, with extractor hood over. Splash back. Integrated fridge freezer and dishwasher. Breakfast Island with storage units below and space for two breakfast stools. Open plan living. Extractor fan. Spotlights. Entered via wooden double doors.

JULIETTE BALCONY

Large Juliette balcony with fantastic views and ample sun. Paved with space to stand. Glass surround. Accessed from the living area.

MASTER BEDROOM

Dimensions: 27' 4" x 15' 11" (8.34m x 4.86m). Double glazed uPVC Velux windows with black out blinds, to rear aspect. Large double bedroom. Amtico flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights. Door leading to:-

EN-SUITE

Dimensions: 10' 0" x 8' 10" (3.06m x 2.71m). Modern en-suite. Tiled flooring. Part tiled walls. Double shower cubicle. Vanity enclosed wash hand basin. W.C. Heated towel rail. Shaver point. Wall mounted mirrored vanity unit with lighting. Extractor fan.

BEDROOM TWO

Dimensions: 16' 3" x 10' 5" (4.97m x 3.19m). Double glazed uPVC Velux windows with black out blinds, to side aspect. Large double bedroom. Amtico flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted radiator.

BATHROOM

Dimensions: 11' 11" x 8' 11" (3.64m x 2.72m). Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath with jacuzzi jets, rainfall shower over and additional shower attachment. Glass shower screen. Vanity enclosed wash hand basin. W.C. Heated towel rail. Wall mounted vanity unit with lighting over. Extractor fan.

UTILITY ROOM

Dimensions: 8' 9" x 8' 9" (2.69m x 2.67m). Separate utility room with ample storage. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Tiled flooring. Part tiled walls. Space for washing machine.

ROOFTOP TERRACE

Communal rooftop terrace.

PARKING

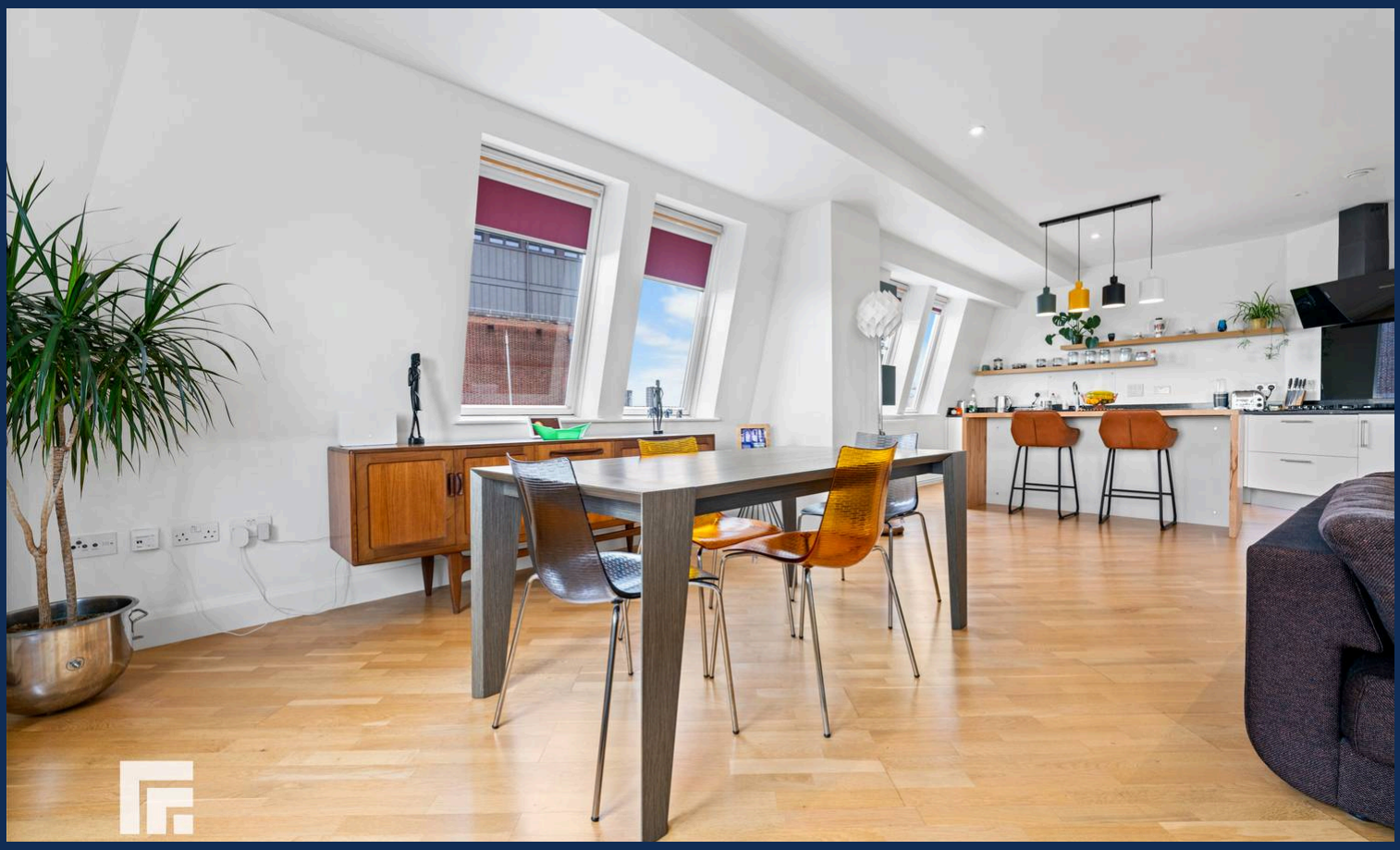
Secure gated access to an allocated parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2007. Service charges of £5,077.48 per annum, which includes buildings insurance, water rates, video entry intercom system, CCTV, maintenance of two lifts, maintenance of internal and external communal areas, storage room for refuse and weekly collections, regular cleaning and refuse disposal, bike storage, communal rooftop terrace and gated access to an allocated parking space. Ground rent £500 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.



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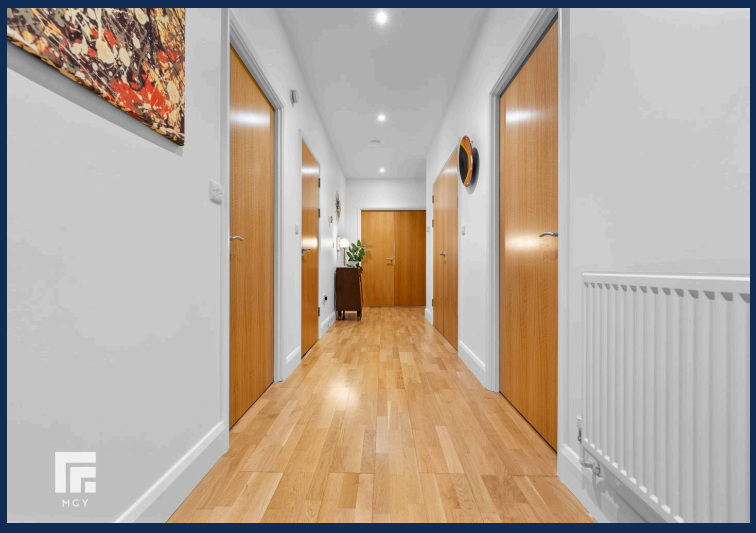
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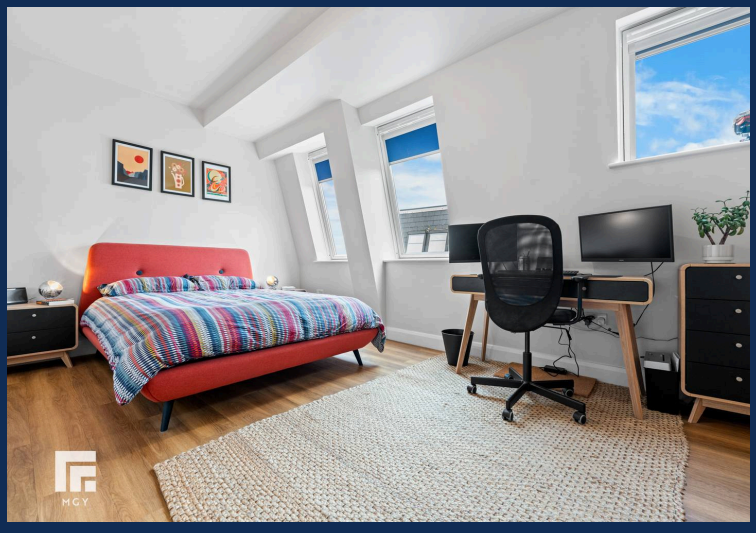
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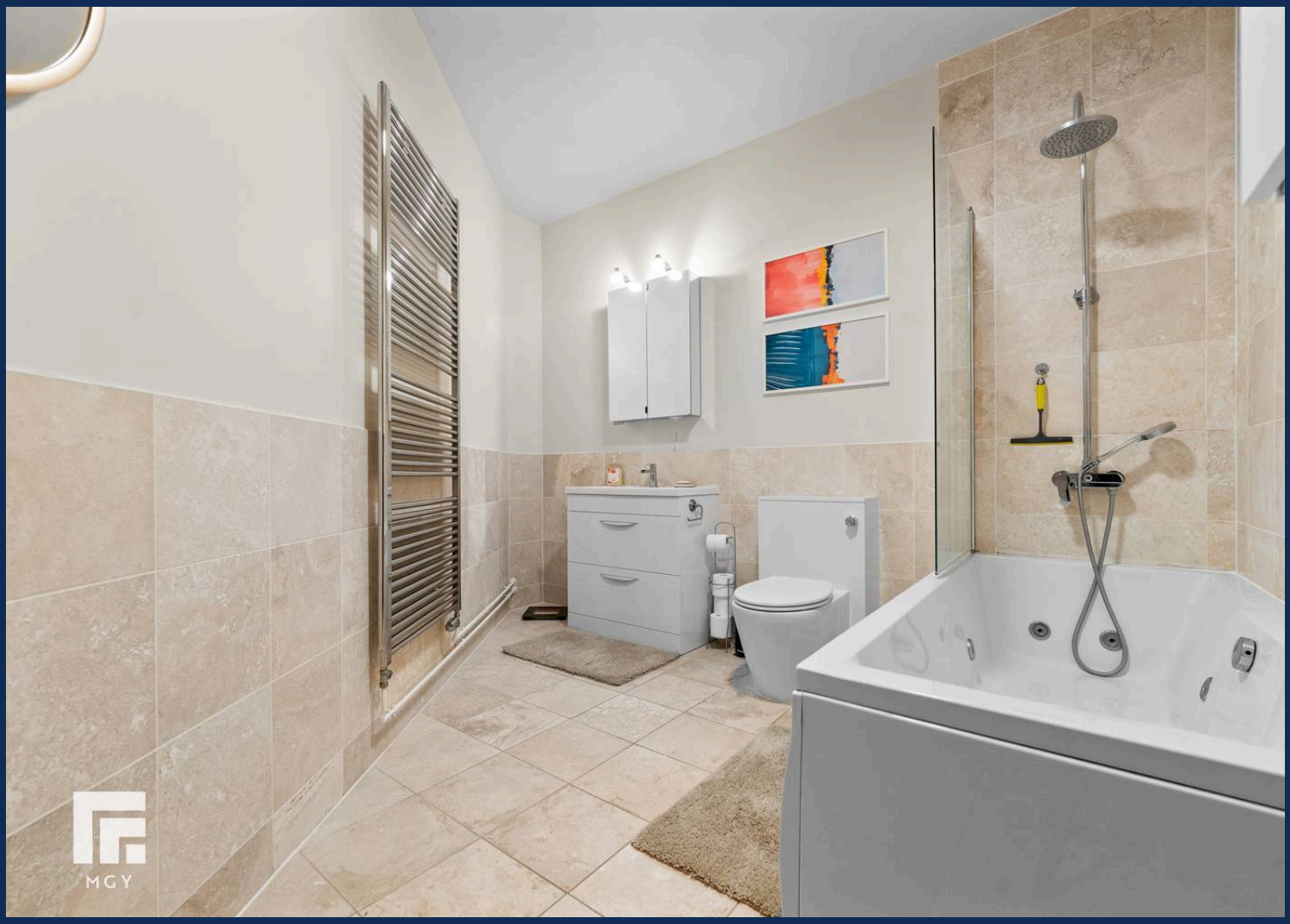
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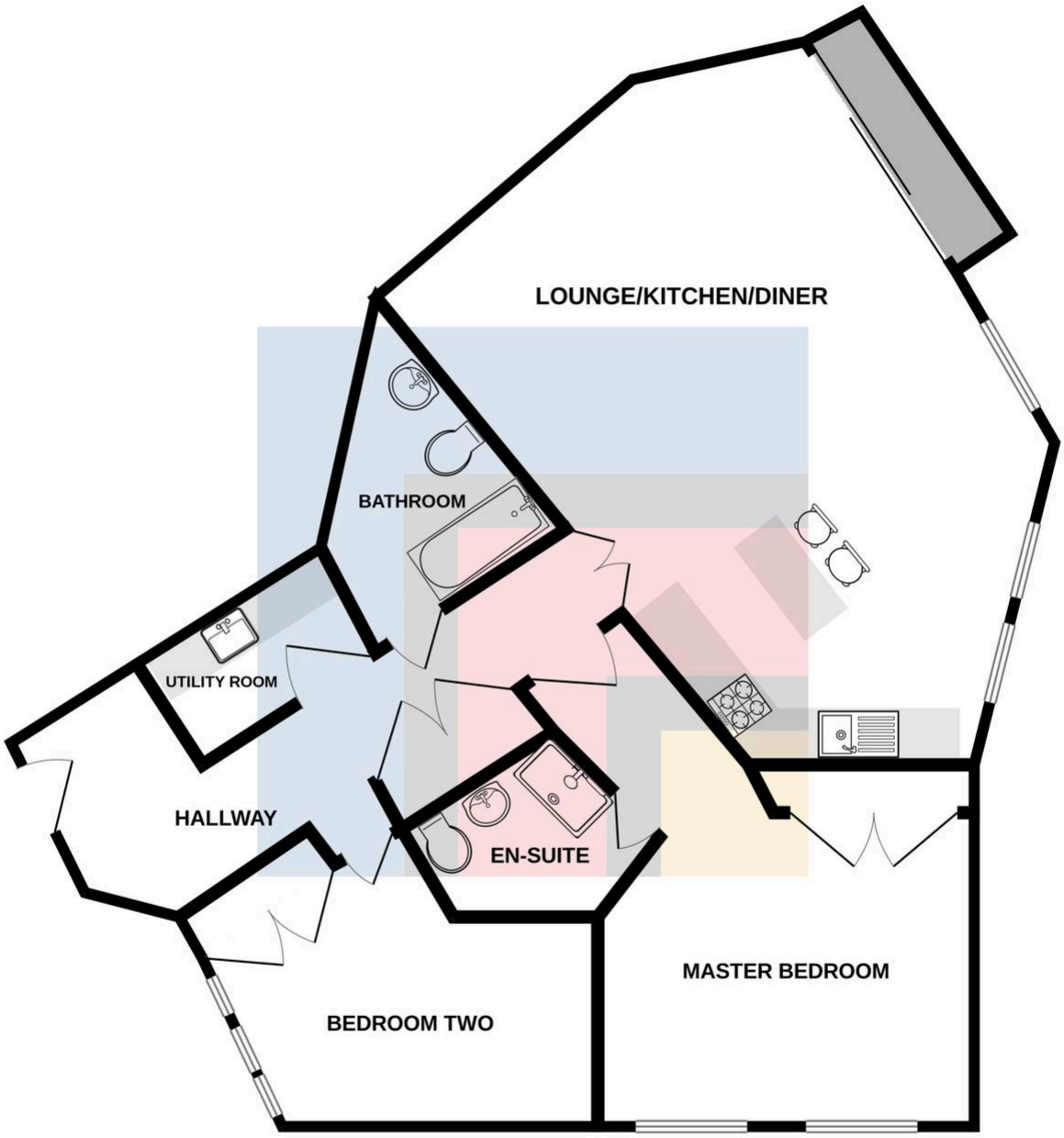

CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE

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