13 The Sandwharf, Jim Driscoll Way, Cardiff

£125,000 Leasehold

RARELY AVAILABLE MAISONETTE* NO CHAIN MGY are delighted to offer for sale this superb one bedroom maisonette, ideally situated within the popular Sandwharf development.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

LOCATION
Situated within a quiet development, this property is ideally positioned within walking distance of Mermaid Quay and it's popular attractions, including the iconic Wales Millennium Centre. The surrounding area offers an excellent choice of bars, restaurants and coffee shops, as well as the Everyman Cinema, a range of water sports and activities, and the popular Red Dragon Centre. The property 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 private front door, leading to entrance hall. Carpeted flooring. Built in storage cupboard housing hot water tank. Doors leading to bedroom and bathroom. Carpeted stairs leading to first floor.

LOUNGE/KITCHEN/DINER
15' 5" x 11' 0" (4.70m x 3.36m)
Superb open plan living space. Large dual aspect double glazed uPVC windows, with lovely parkland views. Ample natural daylight. Carpeted flooring. Wall mounted intercom system. Large built in storage cupboard. Fitted kitchen with work surfaces incorporating stainless steel sink with drainer. Built in oven with four ring electric hob and extractor hood over. Space for washing machine. Laminate wood effect flooring. Wall mounted electric panel heater.

BEDROOM
11' 1" x 8' 10" (3.37m x 2.70m)
Double glazed uPVC window to rear aspect. Carpeted flooring. Wall mounted electric panel heater. Built in wardrobe.

BATHROOM
6' 1" x 5' 6" (1.86m x 1.68m)
Obscure double glazed uPVC window to front aspect. White three piece suite comprising panelled bath with shower over, vanity enclosed wash hand basin and W.C. Wall mounted mirror. Vinyl flooring and part tiled walls. Shaver point.

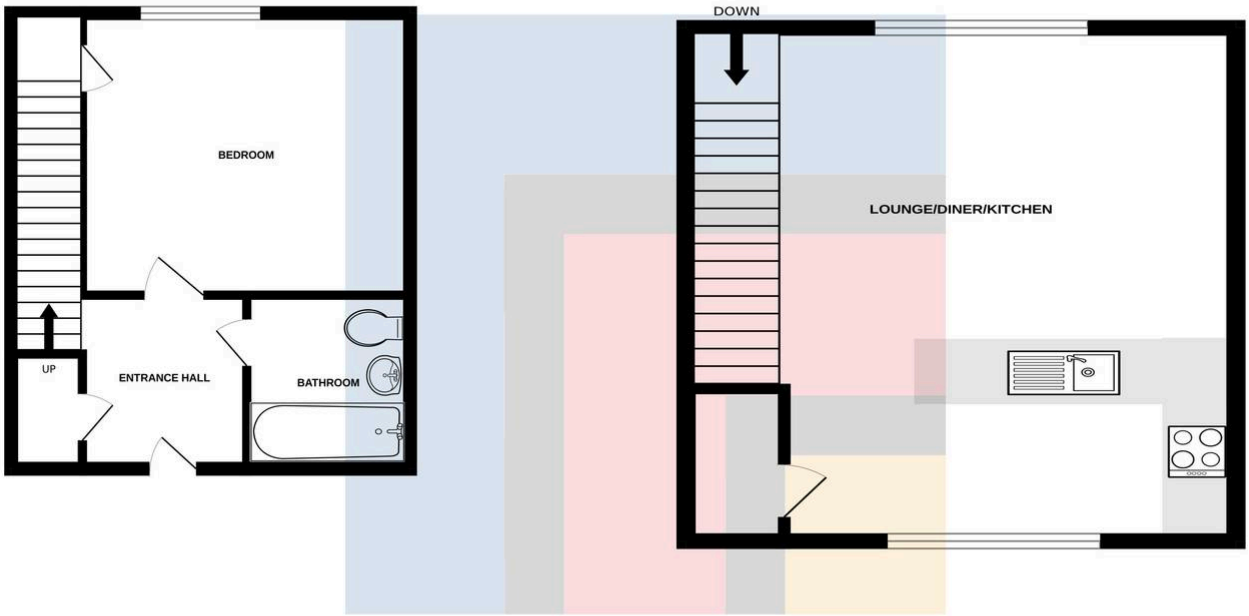
PARKING
Allocated parking space and visitor parking.

TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £1,740 per annum, which includes water rates, building insurance, CCTV, maintenance of external communal areas, refuse disposal, secure coded-accessed bike storage, an allocated parking space and visitor parking. Ground rent £63 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

1ST 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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CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE

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