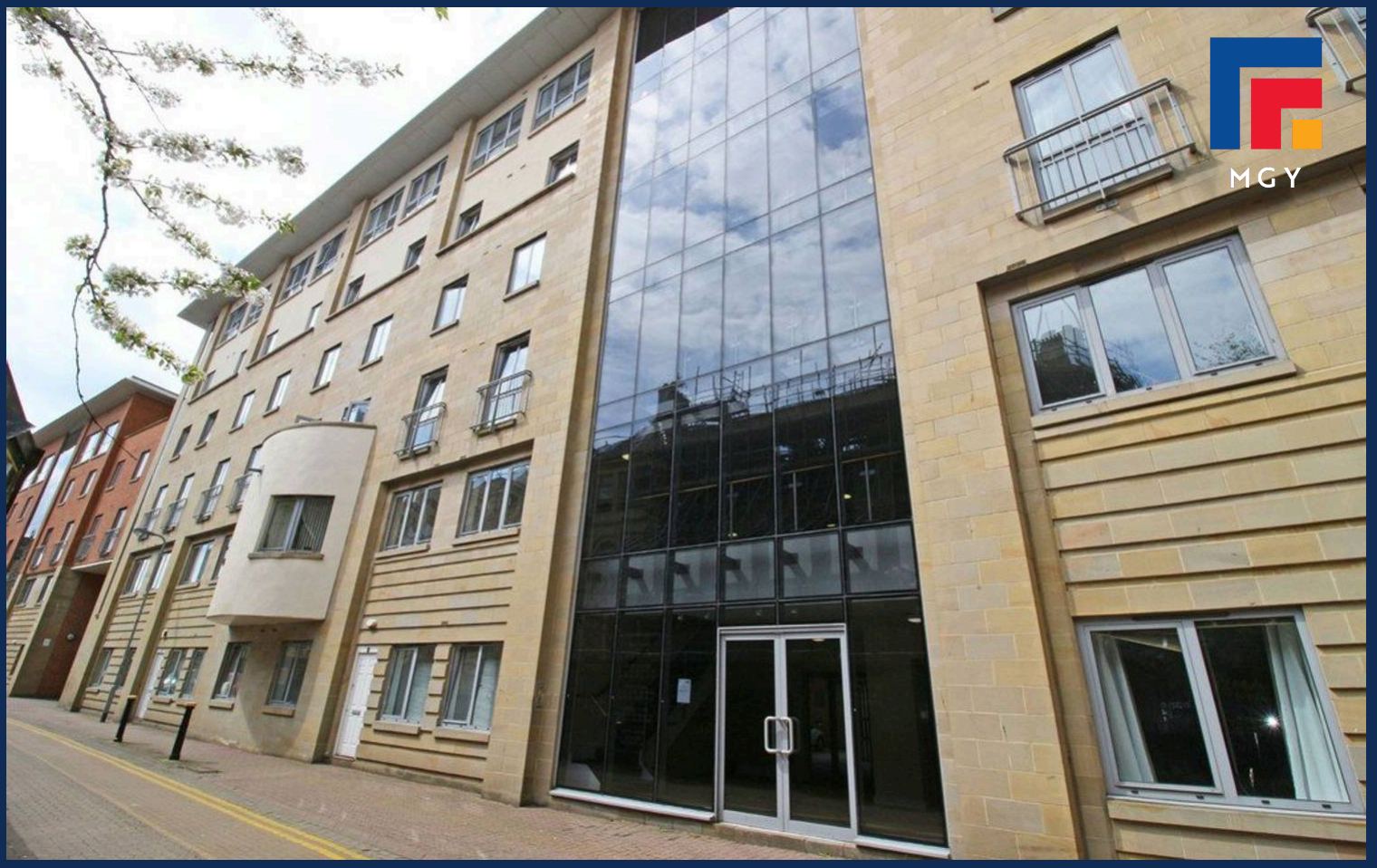






47 St. Stephens Mansions Mount Stuart Square, Cardiff

£135,000 Leasehold

IDEAL FIRST TIME PURCHASE* NO CHAIN MGY are pleased to present for sale a spacious one bedroom, third floor apartment located within the popular St Stephens Mansions development, in Cardiff Bay.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

LOCATION
St. Stephens Mansions 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, with security spy hole. Video entry intercom system. Laminate wood effect flooring. Built in storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LIVING ROOM
15' 3" x 13' 7" (4.66m x 4.15m)
Double glazed uPVC windows, to front aspect. Laminate wood effect flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

KITCHEN
9' 6" x 7' 6" (2.89m x 2.28m)
Separate kitchen. Tiled flooring. Part tiled walls. Fitted units with work surfaces incorporating stainless steel sink. Built in four ring electric hob, oven and extractor fan over. Integrated microwave, fridge freezer and washing machine. Plinth heater.

BEDROOM
13' 6" x 11' 10" (4.11m x 3.60m)
Double glazed uPVC windows, to front aspect. Large double bedroom. Laminate wood effect flooring. Built in wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater.

BATHROOM
7' 2" x 6' 4" (2.19m x 1.93m)
Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Wall mounted mirror, with lighting. Heated towel rail. Extractor fan. Shaver point. Spotlights.

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 £1,987.54 per annum, which includes building insurance, water rates, secure fob access, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £173.34 per annum.

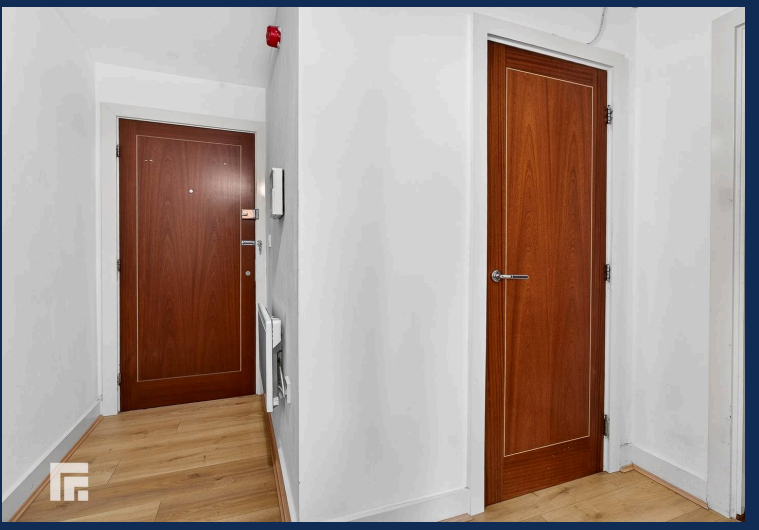
AML
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

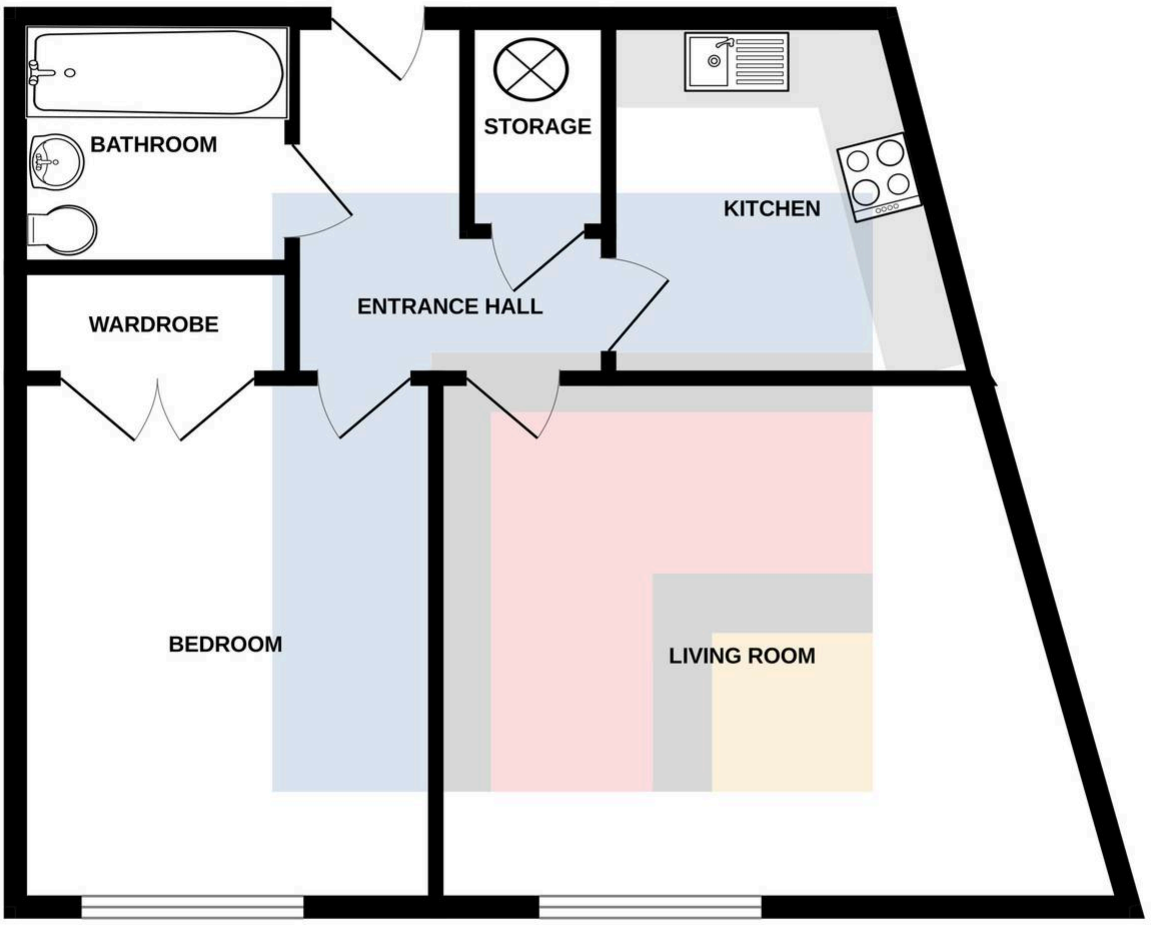












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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