



**Cymric House West Bute Street, Cardiff, South Glamorgan CF10 5LL  
£149,950**

**VIEWING ADVISED\*\*WELL APPOINTED\*\*SECURE PARKING\*\*NO CHAIN:**

Third floor apartment located right in the centre of Cardiff Bay adjacent to Mount Stuart Square. Excellent facilities on hand including Wales Millennium Centre, Mermaid Quay, Cafes, Bars & Restaurants. Cardiff Bay train station is just a short walk away. Accommodation briefly comprises, communal hallway, apartment hallway, open plan lounge/diner/kitchen with integrated appliances, double bedroom with access to a decked balcony and bathroom with bath and shower enclosure. Lift and stairs to all floors. The apartment also comes with an allocated parking bay accessed via secure gates.

### **Communal Entrance**

Secure keypad entry. Lift and stairs to all floors. Mailboxes. The apartment is located on the third floor. Communal Hallway.

### **Inner Hallway**

Entered via a solid wood door with spyhole. Wooden flooring. Ceiling light. Wooden double doors to storage cupboard housing hot water cylinder.

Doors to all rooms.

### **Open Plan Lounge/Diner/Kitchen**

**18'1" max x 15'3" max (5.526 max x 4.669 max)**

Spacious open plan room divided into living space for seating and dining and with a fitted kitchen area to one side. Continuous wooden flooring. Double glazed windows to rear aspect with views across roof tops to Cardiff City Centre.

Wall mounted heater. Ceiling lights.

Fitted kitchen area with integrated appliances including, fridge, freezer and washing machine. Work tops incorporate a four ring ceramic hob with stainless steel extractor over. One and a half bowl stainless steel sink unit with mixer tap over. Built-in electric oven. Tiled splashbacks.

### **Double Bedroom**

**12'8" x 11'1" (3.882 x 3.396)**

Double glazed sliding patio doors open onto the decked balcony and with views across the the city centre. Wall mounted heater. Ceiling light. Fitted wardrobes with shelving and hanging space.

### **Bathroom**

**11'1" x 5'7" (3.401 x 1.715)**

Fitted with a four piece suite comprising fully tiled shower enclosure with glass door. Bath with side panel, pedestal wash hand basin and close couple w.c. Tiled splashbacks. Ceiling light and extractor. Shaver point and mirror over basin. Ceramic tiled flooring.

### **Additional Information**

We have been informed that the apartment is Leasehold 999 years from build date. One allocated gated underground parking space. Ground Rent £150 per annum and Service Charge £788.32 bi-annually.

You are advised to get your legal representative to check this information.







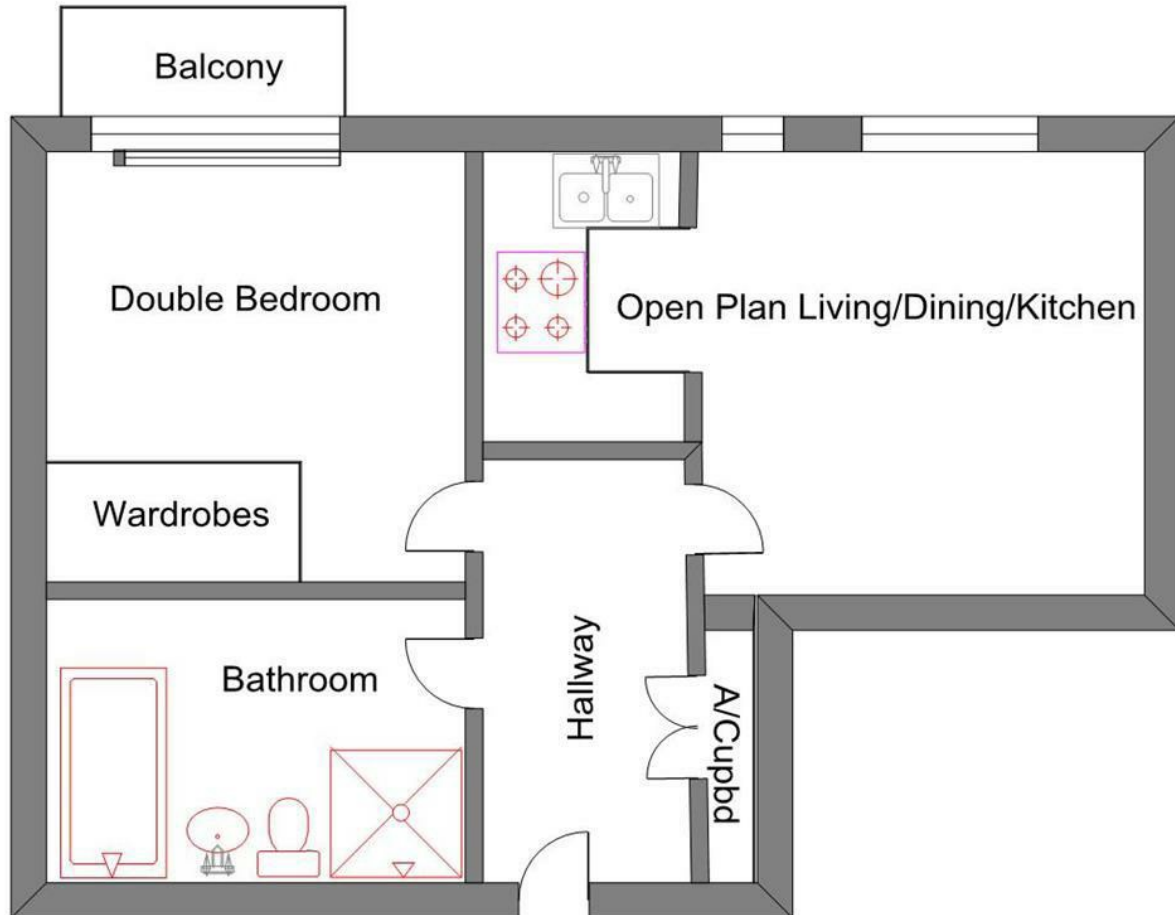


9A Royal Buildings, Penarth, CF64 3ED

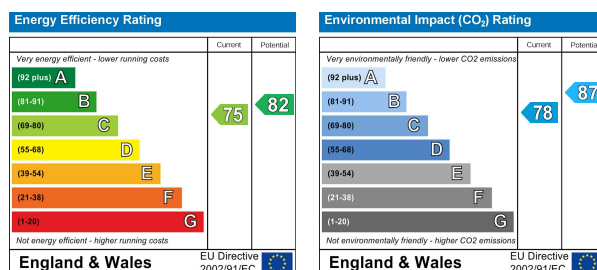
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Floorplan (not to scale)



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