

FOR SALE

Offers Over £160,000 Leasehold



25 Morel Court, Cardiff, South Glamorgan. CF11 7FF

- ATTENTION FIRST-TIME BUYERS
- ALLOCATED PARKING SPACE
- NEWLY FITTED BATHROOM
- 2 DOUBLE BEDROOMS
- SEPARATE KITCHEN
- ATTENTION INVESTORS/LANDLORDS
- FIRST FLOOR
- LIVING ROOM/DINER with JULIET BALCONY
- uPVC DOUBLE GLAZING
- CLOSE TO CARDIFF CITY CENTRE & CARDIFF BAY



PROPERTY DESCRIPTION

MR HOMES are delighted to represent our client in bringing to market FOR SALE this two double bedroom first floor modern apartment. The accommodation briefly comprises: entrance hallway; generous living room/diner with double doors opening onto a Juliet Balcony; two double bedrooms; separate kitchen; newly fitted family bathroom; storage cupboard. Externally, there is an allocated car parking space. In addition to offering premium accommodation, this property has a fantastic and desirable location, situated within the heart of Cardiff Bay with its bustling scene of bars and restaurants just a short walk away. Local amenities are all close by, with Cardiff City centre being walkable within 30 minutes. Good public transport links available by bus and train and easy access to the A4232, A48 and M4.

The property's tenure is Leasehold: 125 Years from 1st December 1998 meaning the remaining term is 98 Years (at time of writing).



ROOM DESCRIPTIONS

Entrance Hallway

6' 6" MAX x 11' 11" MAX (1.98m x 3.63m)
Accessed via Communal Entrance Doorway (with Intercom) leading to communal stairway to First Floor; Flat accessed via solid timber door; carpeted; Creda electric storage heater; Intercom; storage cupboard; RCD Consumer Unit; access to all rooms

Living Room

17' 7" x 10' 10" (5.36m x 3.30m) Carpeted; electric storage heater; uPVC DG window to front; uPVC DG French Doors leading to Juliet Balcony

Kitchen

10' 9" x 8' 0" (3.28m x 2.44m) Vinyl flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Bosch 4-ring electric induction hob with Bosch extractor hood over; integrated Bosch electric fan-assisted oven; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; space and plumbing for dishwasher; space for free-standing fridge/freezer

Bathroom

6' 1" MAX x 8' 0" MAX (1.85m x 2.44m) Newly fitted and redecorated; laminate flooring; vanity unit comprising sink with mixer tap and storage; WC; panelled bath with mixer tap and glazed shower screen; Mira electric shower; Manrose extractor fan

Bedroom 1

10' 11" x 10' 10" (3.33m x 3.30m) Carpeted; electric radiator; uPVC DG window to rear

Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m) Carpeted; electric radiator; storage cupboard housing Hot Water Tank; uPVC DG window to rear



MATERIAL INFORMATION

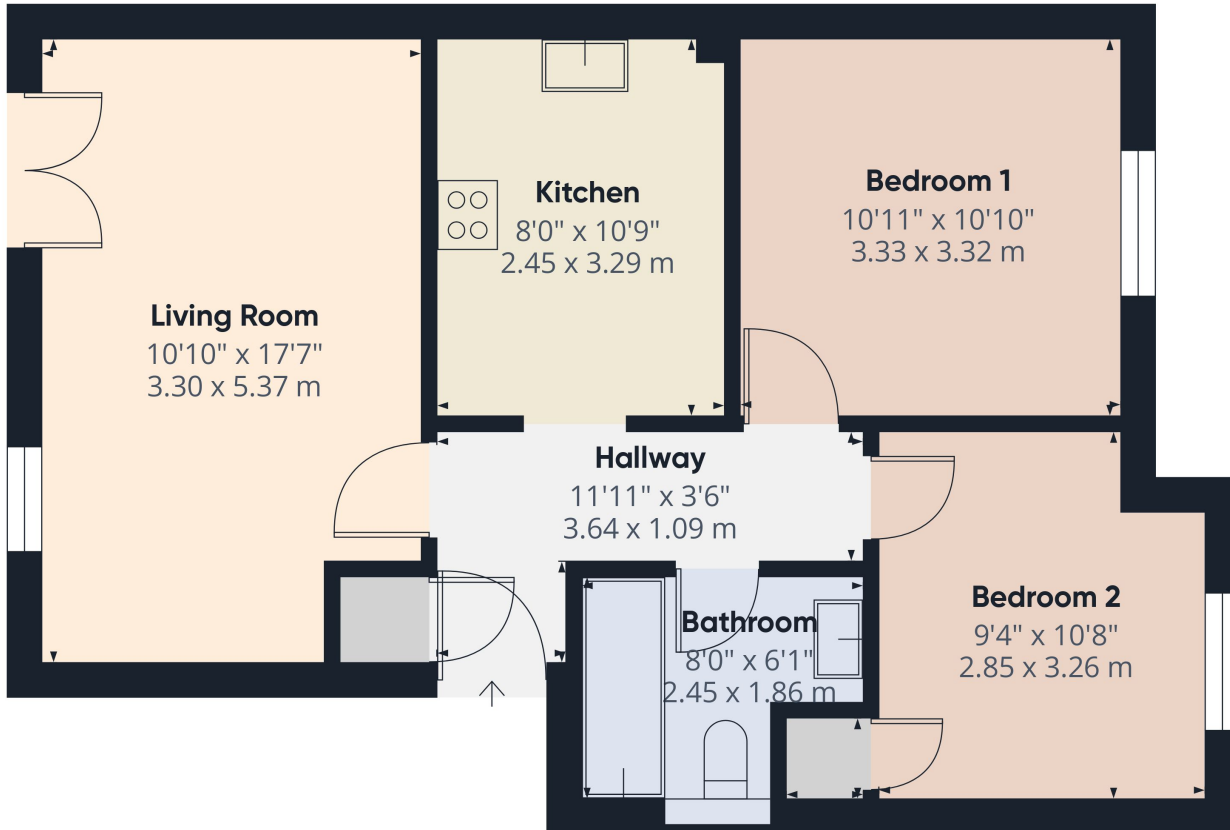
Council Tax: Band D
N/A
Parking Types: Allocated.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Mobile Signal
Please see Ofcom coverage checkers

Construction Type
Standard

EPC Rating: B (82)
Annual Service Charge: £1,720.00
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property?
No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No





Approximate total area^m
595 ft²
55.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

