



## Flat 8 Wellington House, Lewis Street, Canton, Cardiff . CF11 6JY

- NO CHAIN - MUST BE SEEN QUICKLY - BOOK YOUR VIEWING NOW ON 02920 204 555
- IMMACULATE & MODERN 2-BED 2nd FLOOR APARTMENT
- WITHIN WALKING DISTANCE OF CARDIFF CITY CENTRE & CANTON SHOPS, BARS & RESTAURANTS
- OPEN-PLAN - KITCHEN/DINING & SITTING ROOM
- FULL WIDTH GLAZED FRONT with 2x BI-FOLDING
- CITY VIEWS
- 2x DOUBLE BEDROOMS with FITTED WARDROBES
- LIFT ACCESS
- SECURE BUILDING with SECURITY DOORS & GATES
- LONG LEASE - 245 YEARS APPROX.





## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\*OFFERS IN EXCESS OF £189,950 \*\*\* AN IMMACULATE 2nd FLOOR 2-BED APARTMENT - EXCELLENT LOCATION NEAR TO CARDIFF CITY CENTRE & CANTON - EARLY VIEWING HIGHLY RECOMMENDED - CALL NOW ON 02920 204 555. TENURE: LEASEHOLD - 245 APPROX. YEARS REMAINING. MR HOMES are pleased to Offer FOR SALE with No Ongoing Chain this Modern 2-Bedroom Apartment with Open-Plan Modern Living, Giving Easy Access to a Range of Amenities including; Bistros, Restaurants, Cafes, Shops, Great Pubs with Bute Park & Sofia Gardens on your Doorstep. This Building has Secure Access with Security Doors & Security Gates, A Lift And Communal Staircases to Upper Floors, Entrance Hallway with Doors to; Utility Cupboard and All Rooms, Open-Plan Kitchen/Dining & Living Room, 2x Double Bedrooms, Spacious Matching Bathroom Suite. Aluminium Frame D/g Windows to Front including Bi-Folding Doors with City Views. 360 VR Tour Link > <https://tour.giraffe360.com/wellingtonhouse8ap>EPC Rating = C. Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links.To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK





## ROOM DESCRIPTIONS

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### Entrance Hallway

Enter Via Fire Door, LVT Flooring, Ceiling Mounted Air Purifier Vent With Switch, Wall Mounted Video Door Entry System, Wall Mounted Underfloor Heating Control Panel For Bathroom, Wall Mounted Hyco Electric Radiator, Plastered Walls And Plastered Ceiling, Spotlights To Ceiling, Doors to Bedroom 1, Bedroom 2, Bathroom And Open-Plan Living/Sitting/Dining Room/Kitchen.

### Open-Plan Living/Sitting/Dining/Kitchen Area

LVT Flooring Continued, Aluminium Frame Double Bi-Fold Doors With Views Over Cardiff City, 2 x Opening Matching North Facing Windows, 3 x Matching Panel North Facing Windows Overlooking The City, Wall Mounted Hyco Electric Radiator, Ceiling Mounted Air Purifier Vent With Switch, Lights All Have Dimmer Switches, Inset Spotlights To Ceiling Over Kitchen Area. Kitchen Has Matching Wall And Base Units, Marble Work Surfaces Over With Matching Marble Upstands, Composite Sink And Drainer With Chrome Mixer Tap Over, 4 Ring Lamona Electric Hob With Extractor Over, Lamona Electric Fan-Assisted Oven, Integrated Fridge/Freezer (50/50 Split), Integrated Lamona Dishwasher, Ceiling Mounted Bluetooth Speaker, Wall Mounted Bluetooth Control Panel For Speaker, Plastered Walls And Plastered Ceiling.

### Utility Cupboard (From Hallway)

LVT Flooring Continued, Work Surface With Pressurised Tank And Airflow Duplex Vent Unit, Plumbed For Washing Machine.

### Bedroom 1

Laminate Flooring, Wall Mounted Hyco Electric Radiator, 2 x Wall Lights, Double Doors To Fitted Wardrobe, Ceiling Mounted Speaker, Plastered Walls And Plastered Ceiling.

### Bedroom 2

Laminate Flooring, Wall Mounted Hyco Electric Radiator, 2 x Wall Lights, Plastered Walls And Plastered Ceiling, Double Doors To Fitted Wardrobe.

### Bathroom

Tiled Floor, Panel Bath With Fitted Mixer Tap And Mixer Shower Over, Swivel Glass Shower Screen, Wash Hand Basin With Chrome Mixer Tap And Glass Splashback Set In Vanity Cupboard With Wall Mounted Mirror, Close Coupled W.c., Wall Mounted Shaver Point, Chrome Ladder/Towel Radiator, Walls Are Tiled Around Bath, Ceiling Mounted Electric Extractor Fan, Underfloor Heating, Plastered Walls And Plastered Ceiling.

### Communal Entrance via Security Gates with Fob Access

Lift and Communal Staircases to Upper Floors.



## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Lift access.

**EPC Rating:** C (79)

**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

### Mobile Signal

4G excellent data and voice, 5G great

### Construction Type

Floor: Average thermal transmittance 0.14 W/m<sup>2</sup>·K

Roof: Average thermal transmittance 0.13 W/m<sup>2</sup>·K

Walls: Average thermal transmittance 0.17 W/m<sup>2</sup>·K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets





