



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

- NO CHAIN
- SECOND FLOOR
- ALLOCATED PARKING SPACE
- 2 DOUBLE BEDROOMS
- ATTENTION FIRST-TIME BUYERS
- ATTENTION LANDLORDS & INVESTORS
- LIVING ROOM/DINER
- SEPARATE KITCHEN
- uPVC DOUBLE GLAZING
- CLOSE TO CARDIFF CITY CENTRE & CARDIFF BAY



## PROPERTY DESCRIPTION

Discover this charming two-bedroom flat situated on the second floor, offering a fantastic opportunity for first-time buyers, landlords, and investors alike. Boasting no onward chain, this well-presented property features two double bedrooms, a separate kitchen, a spacious living room/dining area, and a modern bathroom. Added benefits include uPVC double glazing throughout and an allocated parking space, making it a convenient and comfortable home in a sought-after location close to Cardiff City Centre and Cardiff Bay. This property presents an ideal blend of comfort, style, and practicality in a vibrant urban setting.

Positioned just a stone's throw from the bustling heart of Cardiff, this property benefits from exceptional proximity to numerous amenities and attractions. Cardiff City Centre offers a wealth of shopping, dining, and entertainment options, while Cardiff Bay provides scenic waterfront walks, trendy bars, and cultural landmarks like the Wales Millennium Centre. Excellent transport links ensure easy commuting and connectivity across the city and beyond. With a lively community atmosphere and an array of local services close by, residents can enjoy the best of city living with all the conveniences on their doorstep.

Upon entering the flat, you are welcomed into a bright and inviting living room/diner that serves as the perfect space for relaxation and entertaining. The generous proportions and neutral décor make this room a versatile hub for everyday living, with plenty of natural light enhancing the warm and comfortable ambiance. Whether hosting guests or enjoying a quiet night in, this room adapts effortlessly to your lifestyle needs.

The separate kitchen offers a practical layout with ample countertop and storage space to accommodate all your cooking essentials.

The flat also features two well-sized double bedrooms, both providing peaceful retreats. With sufficient room for wardrobes and other furniture, these bedrooms have been thoughtfully designed to offer comfort and privacy.

Completing the accommodation is the bathroom, equipped with contemporary fixtures and fittings. It offers a clean and functional space, benefiting from a neutral finish.

Property is Leasehold: 125 Years commencing 1st December 1998 (97 full years remaining, at time of writing).



## ROOM DESCRIPTIONS

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### Entrance Hallway

3' 7" MIN x 11' 10" (1.09m x 3.61m)

Accessed via Communal Entrance Doorway (with Intercom) leading to communal stairway to Second Floor; Flat accessed via solid timber door; carpeted; Creda electric storage heater; Intercom; storage cupboard; RCD Consumer Unit; access to all rooms

### Living Room / Diner

17' 6" x 10' 8" (5.33m x 3.25m)

Carpeted; electric storage heater; 2 x uPVC DG windows to front

### Kitchen

10' 8" x 7' 10" (3.25m x 2.39m) Laminate flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Indesit 4-ring electric hob with Ariston extractor hood over; integrated Indesit electric oven; stainless steel sink with draining board and mixer tap; Beko (WDR7543121W) washing machine; Beko free-standing fridge/freezer

### Bathroom

5' 11" x 8' 1" (1.80m x 2.46m) Vinyl

flooring; partly tiled walls; pedestal wash hand basin with separate hot and cold water taps; WC; panelled bath with separate hot and cold water taps and Triton T70 electric shower over; space heater; extractor fan

### Bedroom 1

10' 11" x 10' 8" (3.33m x 3.25m)

Carpeted; electric radiator; uPVC DG window to rear

### Bedroom 2

9' 0" x 10' 6" (2.74m x 3.20m) Carpeted;

electric radiator; storage cupboard housing Hot Water Tank; uPVC DG window to rear

### Parking

Allocated parking space



## MATERIAL INFORMATION

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**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:** None.

**Accessibility Types:** None.

**EPC Rating:** C (76)

**Annual Service Charge:** £1,700.00

**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

### Mobile Signal

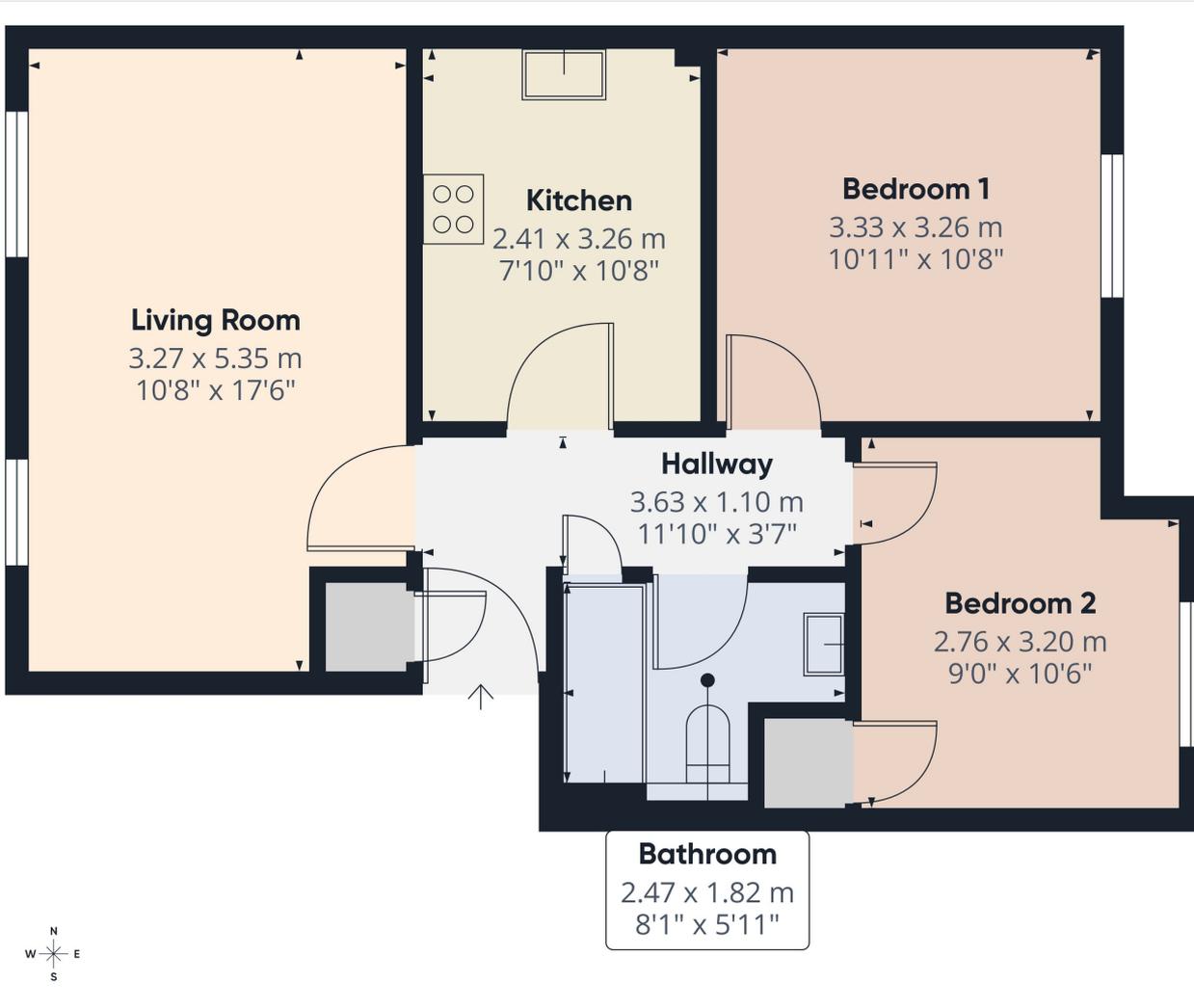
Please see Ofcom coverage checkers

### Construction Type

Standard



# FLOORPLAN & EPC

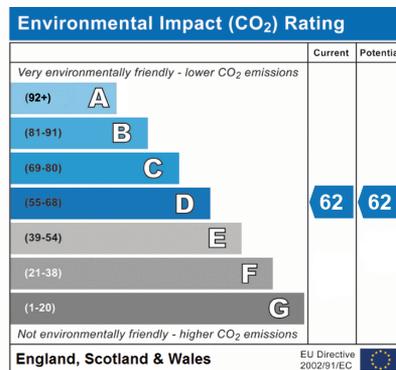
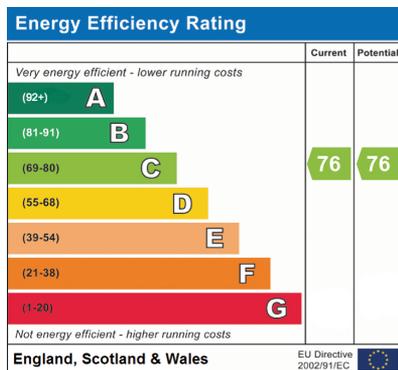


**Approximate total area<sup>m</sup>**  
54.2 m<sup>2</sup>  
583 ft<sup>2</sup>

(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.

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