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MR HOMES
SALES & LETTINGS



Aubrey House Rhodri Morgan Way
Canton Cardiff CF11 8GB

Asking Price £235,000
Leasehold

Aubrey House Rhodri Morgan Way Canton, Cardiff, CF11 8GB

Overview

- Ground Floor Modern Apartment
- South West Facing Garden
- Open Plan Living
- Two Double Bedrooms
- Ensuite And Family Bathroom
- Fitted Kitchen With Integrated Appliances
- Allocated Parking
- Excellent Condition Throughout
- 98 Year Lease



MR Homes act as sole agent for a client looking to sell his very well maintained ground floor modern apartment in the ever popular development called The Mill in Canton Cardiff CF5, Built by the highly regarded Lovell development company and also benefits from an NHBC warranty with 8 years to run.

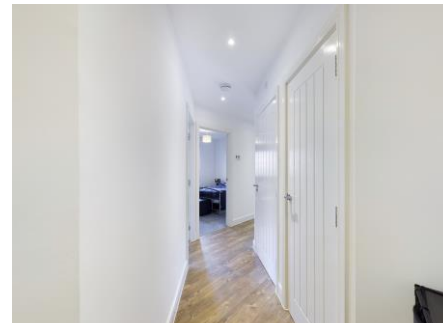
The accommodation comprises of an entrance hallway, open plan lounge kitchen with doors onto a South West facing garden area, master with ensuite shower room, further double bedroom and a family bathroom. Further benefits are a long lease and an allocated parking space. This is a property that will appeal to a first time buyer, investor looking to add to a portfolio or would be ideal for buyers looking to downsize.

If you would like further information or would like to secure a viewing please contact MR Homes on 02920 204555. Don't miss out!

EPC Rating = B. Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Approach

To the front of the building is an allocated parking space and further visitor parking spaces. The property is surrounded by a range of shrubs and lawn, path to

Communal Entrance

The main building is accessed via an entry phone pad, the communal areas are well maintained, the property is located on the ground floor

Entrance Hallway

21' 6" x 4' 0" (6.56m x 1.21m)

A solid timber fire door welcomes you into the dwelling, the hallway benefits from a storage cupboard, wall mounted entry phone system, wall mounted radiator, inset spotlights, wood laminate flooring, power points, doors to

Bedroom One

13' 1" x 11' 5" (3.98m x 3.48m)

Double glazed window to side, wall mounted radiator, fitted carpet, power points, door to

Ensuite Shower Room

5' 2" x 7' 5" (1.58m x 2.25m)

A suite to include a walk in shower cubicle with mains fed power shower, wall mounted hand wash basin, close coupled WC, chrome ladder style heated towel rail, extractor fan, part tiled walls and tiled floor

Bedroom Two

9' 5" x 11' 4" (2.87m x 3.46m)

Double glazed window to side, storage cupboard housing a Logic wall mounted combination boiler, wall mounted radiator, fitted carpet, power points

Bathroom

5' 10" x 9' 0" (1.77m x 2.74m)

A suite to include a panel enclosed bath with mixer tap, pedestal hand wash basin, close coupled WC, inset spotlights, chrome ladder style heated towel rail, part tiled walls and tiled floor

Open Plan Lounge/Kitchen/Dining Area

19' 7" x 15' 3" (5.98m x 4.66m)

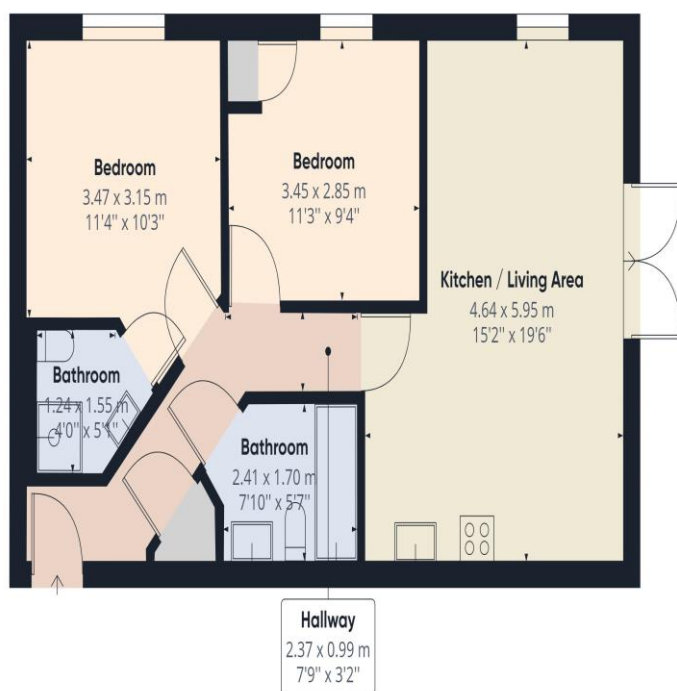
The open plan living area is the perfect space to enjoy and entertain in. With double glazed patio doors to garden and a further window to side. A range of wall mounted and floor base units and drawers, work surfaces over, inset stainless steel sink, mixer tap and drainer, splash backs. Integrated Smeg 4 ring hob, oven, dish washer, washing machine and fridge freezer, inset spotlights, wall mounted radiator, tv and power points

Garden

The Southwest facing garden to the rear has a small patio area and is surrounded by a lush green lawn and a range of shrubs and plants. To the side is a gate which provides direct access to the rear.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area⁽¹⁾

658.63 ft²
61.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF WEST

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