



Heol Glan Rheidol, Cardiff, CF10 5NR Guide Price £155,000

Introducing this well presented, two double-bedroom second-floor apartment that is a must-view for first time buyers or investors. Ideally located within walking distance of all the shops, restaurants, bars, and cafes of both Mermaid Quay in Cardiff Bay and Cardiff City Centre.

Benefitting from two double bedrooms, master with en-suite shower room, main bathroom, plenty of storage space, and an open plan kitchen, dining, and living arrangement.

This well-presented and maintained apartment comes with an allocated parking space and is situated in a modern block of apartment with lift access.

Offered with no onward chain.

KEY LET

SALES & LETTINGS

Access to a shared entrance is granted via a code, leading to stairs servicing all floors. Flat 61 is situated on the second floor.

Upon entry through a sturdy wooden door, you step into a welcoming hallway adorned with carpeted flooring featuring under-floor heating. The hallway includes a wall-mounted door intercom system and three recessed storage cupboards, one of which houses the hot water cylinder.

The centerpiece of the residence is the open-plan kitchen/dining/living area. The living/dining space boasts carpeted flooring with under-floor heating, recessed ceiling spotlights, and two floor-to-ceiling uPVC double-glazed windows facing the front.

The kitchen is equipped with a selection of wall and base units complemented by roll-top laminate work surfaces. Included among the integral appliances are a fridge/freezer, a 'Beko' electric oven, a 'Beko' 4-ring electric hob with an extractor fan above, a dishwasher, and a 'Hotpoint' washing machine. The kitchen also features wood-effect vinyl flooring with under-floor heating, matching upstands, a bowl and a half stainless steel sink with a mixer tap, recessed ceiling spotlights, and a uPVC double-glazed window overlooking the side.

Bedroom one is a generously sized double room with carpeted flooring featuring under-floor heating and a uPVC double-glazed window facing the front. Its en-suite is fitted with a 3-piece white suite comprising a shower cubicle, a pedestal wash

hand basin, and a WC. The en-suite is additionally equipped with tile-effect vinyl flooring, partially tiled splash-back, a wall-mounted chrome towel radiator, and an extractor fan.

Bedroom two is another double room boasting carpeted flooring with under-floor heating and a uPVC double-glazed window overlooking the front.

Completing the accommodation is the family bathroom, furnished with a 3-piece white suite comprising a panelled bath with a thermostatic rainfall shower, a floating wash hand basin set within a vanity unit, and a WC. The bathroom is enhanced with wood-effect vinyl flooring, partially tiled walls, a wall-mounted chrome towel radiator, and an extractor fan.

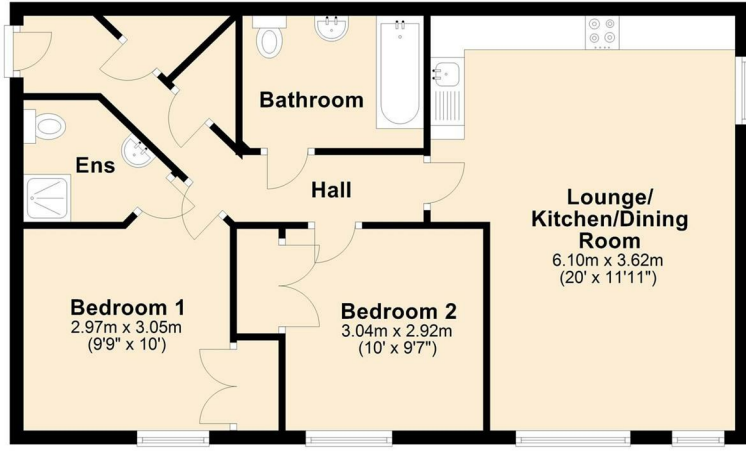
We have been informed of the below:

- Annual Service Charge - £1,029.24
- Buildings Insurance - £741.50
- Annual Ground Rent - £205
- Lease Left - 131 Years
- Council Tax Band - E



Ground Floor

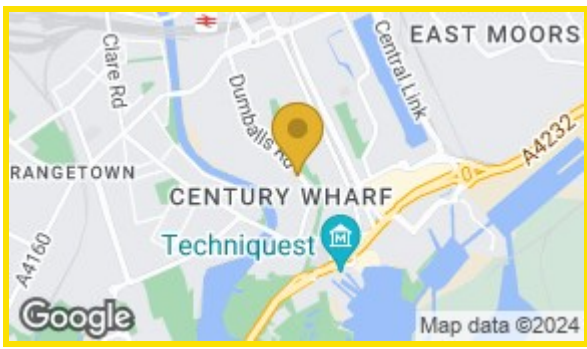
Approx. 63.3 sq. metres (681.3 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 sq. feet)

Energy Efficiency Rating	
Current	Target
101-110 (A)	101-110 (A)
81-100 (B)	81-100 (B)
61-80 (C)	61-80 (C)
41-60 (D)	41-60 (D)
21-40 (E)	21-40 (E)
1-20 (F)	1-20 (F)
1-10 (G)	1-10 (G)

Environmental Impact (CO ₂) Rating	
Current	Target
101-110 (A)	101-110 (A)
81-100 (B)	81-100 (B)
61-80 (C)	61-80 (C)
41-60 (D)	41-60 (D)
21-40 (E)	21-40 (E)
1-20 (F)	1-20 (F)
1-10 (G)	1-10 (G)



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